

Hearing Officer Transmittal Checklist

Hearing Date

01/20/2015

Agenda Item No.

7

Project Number: R2014-02139-(5)
Case(s): Conditional Use Permit Case No. 201400093
Environmental Assessment Case No. 201400165
Planner: Diane Aranda

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (ND / MND / EIR)
- ☐ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans
- ☐ _____
- ☐ _____
- ☐ _____

Reviewed By: 



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2014-02139-(5)

HEARING DATE

January 20, 2015

REQUESTED ENTITLEMENTS

Conditional Use Permit No. RCUP 201400093
Environmental Assessment No. RENV 201400165

PROJECT SUMMARY

OWNER / APPLICANT

Newhall Land and Farming/ Tom Hay

MAP/EXHIBIT DATE

September 11, 2013

PROJECT OVERVIEW

A Conditional Use Permit (CUP) to authorize a planned private recreation facility on a property zoned as Residential Planned Development and Open Space pursuant to section(s) 22.20.460 (A), 22.20.100 (A) and 22.40.430 of the Los Angeles County Code. The proposed project also includes a request for modifications to the front and rear yard setback requirements. A portion of the project site (2810-113-073) was approved as part of a tentative tract map (TR52455) that authorized the development of 2,545 dwelling units, approximately 20 acres of commercial development and appurtenant uses consist of supporting infrastructure, public and private recreation on approximately 966.6 acres. The subject CUP is needed to expand a planned recreational facility into an adjacent property (APN 2810-113-074) zoned as Open Space located outside of the approved tentative map boundaries.

LOCATION

North side of West Hills Drive, north of Rosette Lane

ACCESS

West Hills Drive

ASSESSORS PARCEL NUMBER(S)

2810-113-073 & 2810-113-074

SITE AREA

0.73 Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Newhall Zoned District

LAND USE DESIGNATION

H2 (Residential 2) 2810-003-073/ OS-C (Conservation)
2810-113-074

ZONE

RPD-5000-2U (2810-113-073), O-S (2810-113-074)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Addendum to Certified Final Environmental Impact Report (SCH No. 1998021052)

KEY ISSUES

- Consistency with the Santa Clarita Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22. 22.20.460 and 22.40.430 (RPD-5000-2U/ O-S Zone Development Standards)

CASE PLANNER:

Diane Aranda

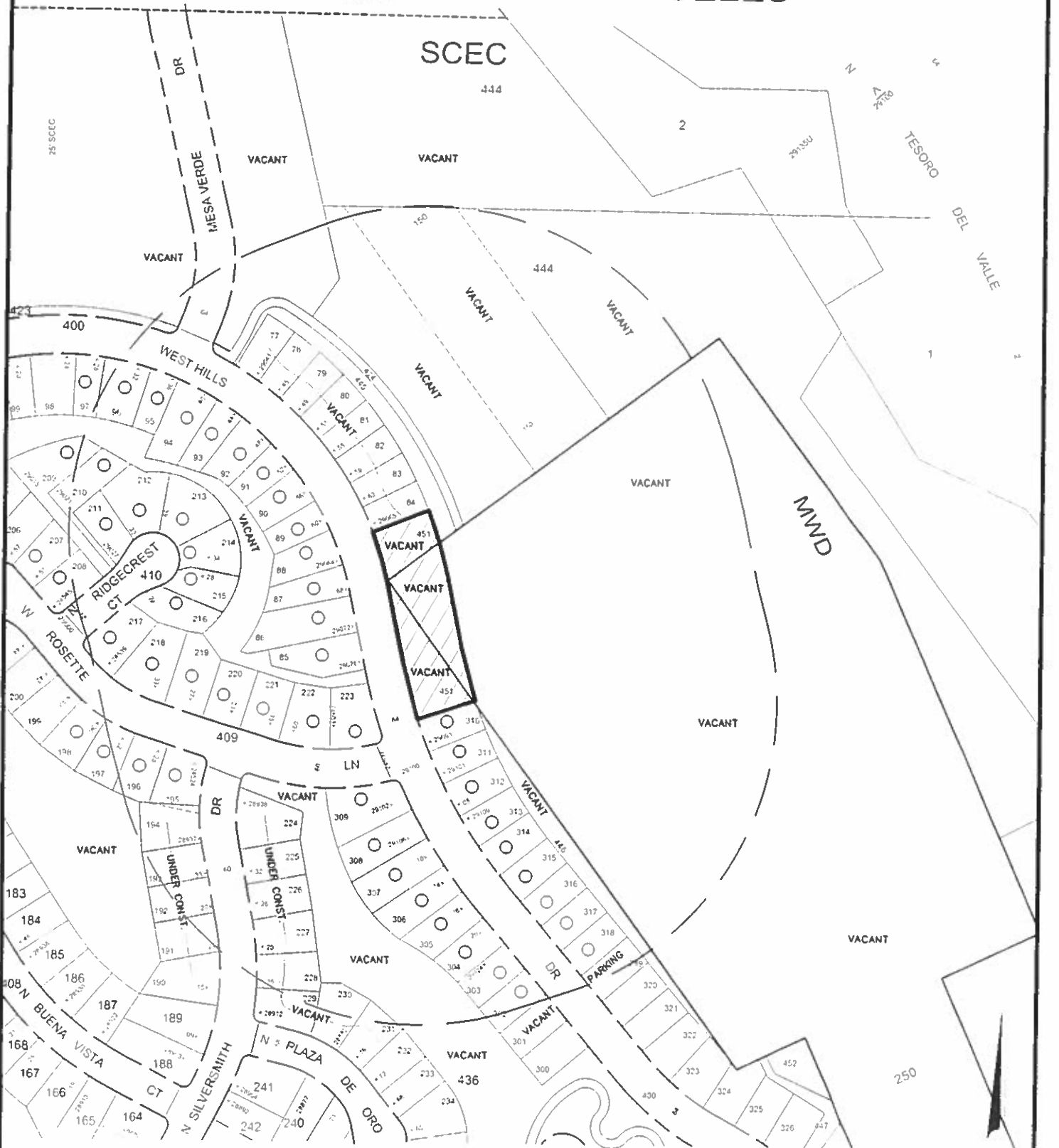
PHONE NUMBER:

(213) 974 - 1522

E-MAIL ADDRESS:

daranda@planning.lacounty.gov

COUNTY OF LOS ANGELES



500' RADIUS MAP

GC MAPPING SERVICE, INC.

3000 WEST VALLEY BOULEVARD

HERMOSA BEACH, CA 91803

(626) 441-1080 FAX (626) 441-8850

LEGEND

○ SINGLE FAMILY RESIDENCE

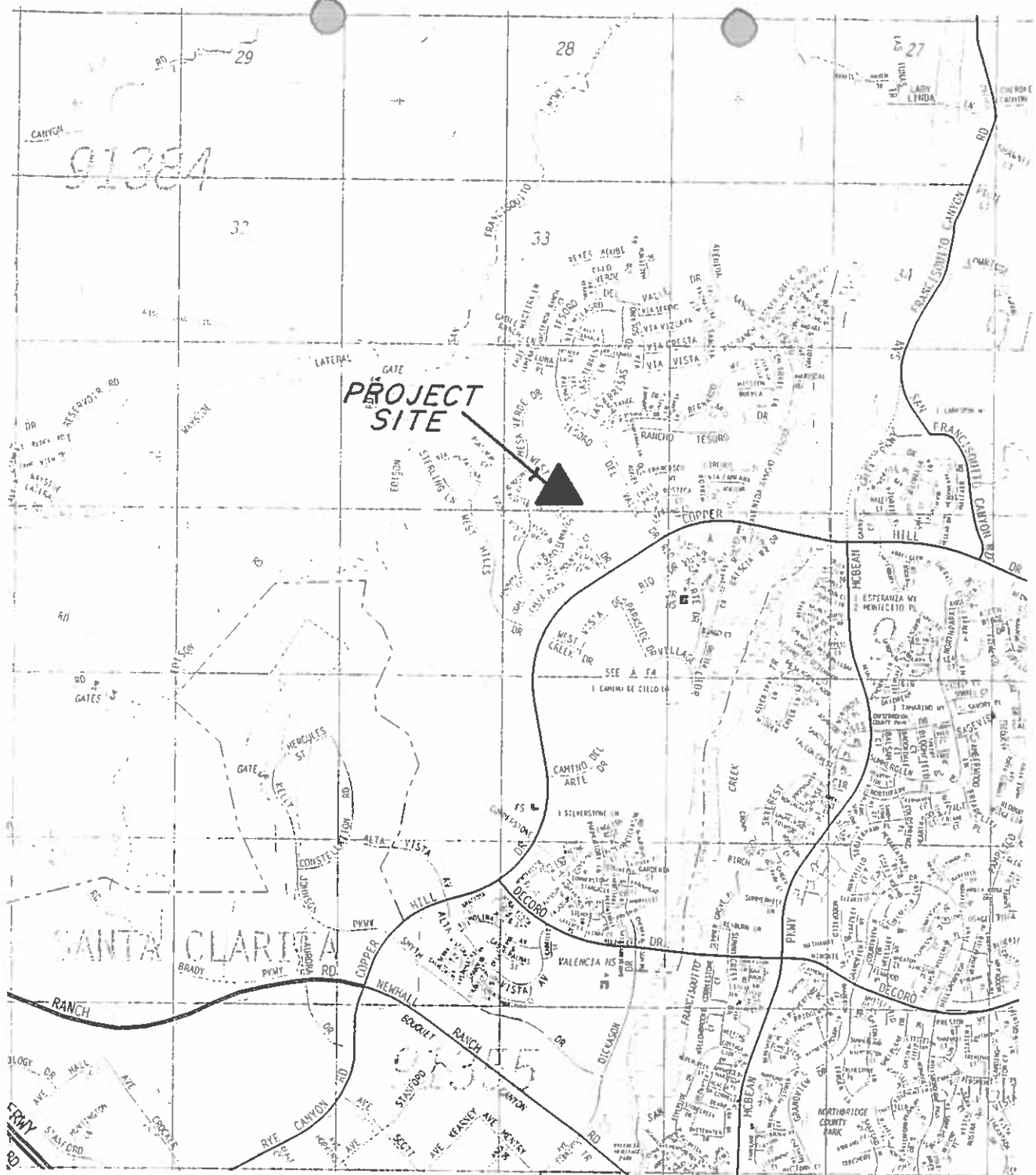
ALL OTHER USES AS SHOWN

CASE NO.

DATE: 07-23-2014

SCALE: 1" = 100'

LAND USE MAP



VICINITY MAP

SITE : WEST HILLS DRIVE - "WEST CREEK REC CENTER PROJECT"

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD

ALHAMBRA CA 91803

(626) 441-1080, FAX (626) 441-8850

GCMAPPING@RADIUSMAPS.COM

ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) to establish a planned private recreation facility on properties zoned RPD (Residential Planned Development) and O-S (Open Space) zone pursuant to section(s) 22.20.460 (A), 22.20.100 (A) and 22.40.430 of the Los Angeles County Code. The proposed project also includes a request for modifications to the front and rear yard setback requirements to allow for the encroachment of portions of the recreation building and perimeter fencing.

PROJECT DESCRIPTION

The applicant, Newhall Land and Farming, is requesting a conditional use permit (CUP) for a planned private recreation facility on a property zoned as RPD-5,000-2U (Residential Planned Development) and O-S (Open Space) pursuant to section(s) 22.20.460 (A), 22.20.100 (A) and 22.40.430 of the Los Angeles County Code. The proposed project also includes a request for modifications to the front and rear yard setback requirements. A portion of the project site (APN 2810-113-073) was approved as part of Vesting Tentative Tract Map No. TR52455 (West Creek) that authorized the development of 2,545 dwelling units, approximately 20 acres of commercial development and appurtenant uses consist of supporting infrastructure, public and private recreation on approximately 966.6 acres. The subject CUP is needed to expand a planned recreational facility into an adjacent property (APN 2810-113-074) zoned as Open Space located outside of the approved tentative map boundaries.

The proposed private recreation center will serve the residents within the Mosaic West Hills community with access granted through key fob authentication and be maintained by the community's Homeowners Association. The facility would be open daily from 7 a.m. to 10 p.m.

SITE PLAN DESCRIPTION

The site plan depicts a 0.73 acre project site consisting of a 1,450 square-foot private one-story recreation center, outdoor shower and six parking spaces, including one handicap accessible parking space, located on a irregularly, partially triangular 18,603 square-foot (APN 2810-113-073) parcel and two pools, tot lot area, trash enclosure and fireplace within a 13,160 square-foot lot (APN 2810-113-074) portion of the project site. The project site is accessible from a 24-foot wide driveway along West Hills Drive.

The floor plan depicts the one-story 15-foot high recreation center with a maintenance room, electrical room, a handicap lift storage area and a men and women's restroom.

EXISTING ZONING

The subject property comprises of two contiguous lots with an irregularly, partially triangular 18,603 square-foot (APN 2810-113-073) parcel zoned RPD-5,000-2U (Residential Planned Development) and a contiguous irregular shaped 13,160 square-foot parcel is zoned O-S (Open Space).

Surrounding properties are zoned as follows:

North: RPD-5,000-2U (Residential Planned Development)

South: RPD-5,000-2U (Residential Planned Development), O-S (Open Space)
East: O-S (Open Space)
West: RPD-5,000-2U (Residential Planned Development)

EXISTING LAND USES

The subject properties are currently vacant and have been graded to accommodate the planned facility.

All surrounding properties are currently either vacant or under construction as part of West Creek Project approved for the development of 2,545 residential units and approximately 180,000 square-feet of neighborhood serving commercial uses.

PREVIOUS CASES/ZONING HISTORY

The subject property is part of the West Creek Project (Project No. 98-008-(5)) and consists of the following entitlement approvals:

- Vesting Tentative Tract Map 52455 approved by the Board of Supervisors (BOS) on December 19, 2000 which consists of the creation of 1,527 lots, consisting of 1,262 residential lots (for development of a maximum of 2,525 dwelling units); 11 commercial lots; 3 lots for recreation areas; 32 lots for paseos, trails and a bridge crossings; 110 open space lots; and 103 lots containing water tanks, storm water drainage facilities and private drives, located approximately 966.6 acres.
- Conditional Use Permit No. 98-008-(5), General Plan Amendment No. 98-008-(5) and Zone Change No. 98-008-(5) approved by the Regional Planning Commission and adopted by the BOS on May 24, 2000 and December 19, 2000, respectively, to authorize development of 966.6-acre project site which includes a maximum of 2,545 dwelling units, 180,000 square-feet of commercial retail space, an elementary school and along with appurtenant developments within the hillside management area, and Significant Ecological Area 19 ("SEA 19").
- Parking Permit No. 98-008-(5) approved by the Regional Planning Commission on May 24, 2000 to allow off-site reciprocal parking on the Metropolitan Water District property that is adjacent to a 9-acre commercial site.
- Oak Tree Permit No. 98-008-(5) approved by the Regional Planning Commission on May 24, 2000 for the removal of 13 oak trees and the encroachment within the protected zone of three trees.
- On June 5, 2000 an appeal of the decision on the project by the Regional Planning Commission was filed.
- On December 19, 2000, the Board adopted CEQA Findings and a Statement of Overriding Consideration, the Mitigation Monitoring Plan and Project Approvals.

- On January 30, 2001, a petition of writ of mandate was filed, challenging the Board' certification of the West Creek EIR and adoption of Project Approvals.
- In June 2003, after a remand hearing, the trial court issued a new judgment. The trial court set forth that the project approvals were suspended pending the County's preparation and certification of the revised environmental documentation for the West Creek project.
- On July 26, 2005, the Board conducted a public hearing on the West Creek EIR, as revised by the Final Additional Analysis and Supplement, and the Project approvals and approved the Project.
- On November 15, 2006, Final Map 52455-02 was recorded and depicted lot 451 as a recreation/open space use.
- On June 5, 2007, Hearing Officer approved Amended Vesting Tentative Tract Map No. 52455 to authorize modifications to the approved exhibit map, including a reduction in number of single-family lots, grade changes and adjustments to lot line boundaries. Lot 451 (APN 2810-113-073) was approved through the amended map as a recreation center/open space lot which is consistent with the proposed request for a CUP to establish a recreation center.
- On July 3, 2012, a second amendment to the Vesting Tentative Tract Map No. 52455 was approved to authorize a further reduction in single-family residential lots and an increase in open space lots. Lot 451 remained designated as a recreation/open space lot.

ENVIRONMENTAL DETERMINATION

An Addendum to the certified Environmental Impact Report (EIR) for the original VTTM 52455/ Project 98-008 was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines to account for the proposed recreation and open space use located on two contiguous lots (APN 2810-113-073 and 2810-113-074). The Addendum concluded that the request to establish a recreation center/ open space use would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR, and therefore concluded that supplement environmental analysis was not required. A copy of the Addendum is attached.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is comprised of two contiguous parcels. One portion of the project site is located within the H-2 "Residential 2" land use category and the adjoining parcel (APN 2810-113-074) is located within the OS-C "Open Space-Conservation" land use category of the Santa Clarita Area Plan. The H-2 "Residential 2" land use designation is intended for single-family homes and other residential uses at a maximum density of two dwelling units per one acre. Other allowable uses in the H-2 designation are

commercial and institutional uses serving the local area, such as stores, restaurants, personal services, limited medical services and retail of specialty goods for neighborhood residents. The proposed private recreation center will be maintained by the surrounding residential community's Homeowners Association and will only be utilized by the privately gated residential community. The recreation use is consistent with the land use designation and is therefore consistent with the permitted uses of the underlying land use category.

The OS-C Conservation "OS-Open Space" land use designations are for areas that are preserved open space or used for passive recreation. Allowable uses in this designation include conservancy lands, nature preserves, wildlife habitats, limited agriculture, drainage or slope easements, and utility right-of ways. The portion of the project site that is identified as OS-Open Space is proposed to be developed with two pools, a tot lot and a trash enclosure. These proposed uses maintain the open space character of the intended by the plan, and provides open space amenities in proximity to the surrounding residential community.

The following policies of the General Plan are applicable to the proposed project:

- Promote compatible land use arrangements that reduce reliance on the private automobile in order to minimize related social, economic and environmental costs.

The proposed project will establish a privately planned recreation center to be used by the surrounding residential neighborhood. The recreation center is located within 100-feet from residential lots, and due to the proximity to residential uses, may be accessed by foot or bike.

The following policies of the Santa Clarita Valley Area Plan are applicable to the proposed project:

- ***Policy LU-1.1.1: Where appropriate, protect mountains and foothills surrounding the Valley floor from urban development by designating these areas as Open Space or Rural Land on the Land Use Map.***

The proposed project will provide and maintain open space to the surrounding residential units.

- ***Policy LU-1.1.4: Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.***

The proposed project will conserve the subject property as open space with minimal development of a 1,450 square-foot one-story building used to store maintenance equipment.

- **Policy LU-2.2.3:** *Consistent with adopted plans, ensure that adequate open space is set aside and protected from development throughout the planning area in order to provide the benefits of watershed management, habitat preservation and connectivity, and recreational opportunities.*

The proposed project is consistent with the Santa Clarita Area Plan land use designations of H-2 "Residential 2" and OS-Open Space and encourages adequate open space for recreational opportunities and connectivity for the residential surrounding community.

- **Policy LU-3.4.1:** *Promote the inclusion of green spaces, neighborhood parks, and other gathering places that allow neighbors to meet one another and encourage "eyes on the street" for safety purposes.*

The proposed project is for a private recreation center that consists of two pools, tot lot, a 1,450 square-foot maintenance building with restrooms, an outdoor shower and a fireplace. The project will provide a common area for the families of the surrounding residential neighborhood.

Zoning Ordinance and Development Standards Compliance

The subject property comprises of two contiguous lots with an irregularly, partially triangular 18,603 square-foot (APN 2810-113-073) parcel zoned RPD-5,000-2U (Residential Planned Development) and a contiguous irregular shaped 13,160 square-foot parcel (APN 2810-113-074) zoned O-S (Open Space).

Pursuant to Section 22.20.460 of the County Code, establishments in the Residential Planned Development zones are subject to the following development standards:

- Every residence and every other building or structure in Zone R-1 shall have a height of not to exceed 35 feet above grade, except for chimneys and rooftop antennas.

The proposed maintenance/storage building with restrooms is to be 15'-21/8"-feet in height and not exceed the maximum height of 35-feet above grade.

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- Front Yards. Each lot or parcel of land shall have a front yard of not less than 20 feet in depth.

The 1,450 square-foot proposed structure is located on an irregularly, partially triangular lot zoned Residential Planned Development. The irregular shape of the subject lot prevents the ability to provide a 20-foot front yard setback. The project proposes to provide a minimum 9-foot front yard setback.

- Each lot or parcel of land shall have interior side yards of not less than five feet.

The proposed project complies with this requirement.

- Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

The irregular shape of the project site allows for a 5'-3" rear yard setback in lieu of the required 15-foot rear setback. Although the proposed facility does not meet this requirement, the modification should be considered since there are no adjacent residences abutting the rear of the project site.

Pursuant to Section 22.40.440 of the County Code, establishments in the Open Space zones are subject to the following development standards:

- That there be automobile parking space as required by Part 11 of Chapter 22.52.

Parking requirements for private parks are one automobile parking space for each one-half acre of developed park area up to 15 acres. The lot is 0.73 acres therefore two parking spaces are required for private recreation center.

The applicant has provided six parking spaces.

- That structures, except historical monuments, shall not exceed a height of two stories or 35 feet, whichever is less, including the basement but excluding the cellar.

The proposed structure will not exceed 35-feet.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The proposed project is a request for a CUP to establish a new privately planned recreation facility to serve the residents of the West Creek community. The project comprises of two parcels that were approved through Vesting Tentative Tract Map 52455 as a recreation use and open space. Lot 451 is an irregularly-shaped partially triangular parcel zoned Residential Planned Development. The adjacent parcel to the east is zoned Open Space and was formerly a parcel owned by the Metropolitan Water District ("MWD"). The MWD parcel was purchased by the applicant to connect the two portions of Lot 451 and create a regular shaped parcel for the development of the community recreation center.

The proposed recreation facility will provide a children's playground, two pools and a communal area with a fireplace. The project is located adjacent to residential dwelling units and is pedestrian-friendly due to the proximity of the residences to the project area. The proposed structure and parking area are located on the Residential Planned Development zone where uses that are compatible with residential dwelling units are encouraged. The adjacent lot zoned Open Space is proposed to have minimal development and will maintain a natural setting.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has received a letter clearing the project for public hearing with conditions dated October 24, 2014 from the County of Los Angeles Fire Department.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2014-02139-(5), RCUP 201400093, subject to the attached conditions.

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND APPROVE PROJECT R2014-02139-(5)/ RCUP 201400093 INCLUDING THE ADDENDUM TO THE FINAL EIR PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

Prepared by Diane Aranda, Senior Regional Planning Assistant, Special Projects Section

Reviewed by Samuel Dea, Supervising Regional Planner, Special Projects Section

Attachments:

Draft Findings, Draft Conditions of Approval

Applicant's Burden of Proof statement

Correspondence

Environmental Document

Site Photographs

Aerial Image

Site Plan, Land Use Map

SD:DA

January 9, 2015

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02139-(5)
CONDITIONAL USE PERMIT NO. 201400093**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on January 20, 2015 in the matter of Project No. R2014-02139-(5), consisting of Conditional Use Permit No. 201400093 (CUP).
2. The permittee, Newhall Land and Farming Company ("Permittee"), requests a CUP to authorize the development of a new private recreation facility ("Project") on a property located north side of West Hills Drive and north of Rosette Lane (APN(s)2810-113-073 & 2810-113-074) in the unincorporated community of Santa Clarita ("Project Site") in the Residential Planned Development and Open Space zones pursuant to Los Angeles County Code ("County Code") section(s) 22.20.460 (A), 22.20.100 (A) and 22.40.430.
3. The CUP is a request to authorize a planned private recreation facility on a property zoned as Residential Planned Development and Open Space pursuant to section(s) 22.20.460 (A), 22.20.100 (A) and 22.40.430 of the Los Angeles County Code. The proposed project also includes a request for modifications to the front and rear yard setback requirements. A portion of the project site (APN 2810-113-073) was approved as part of Vesting Tentative Tract Map No. 52455 (West Creek) that authorized the development of 2,545 dwelling units, approximately 20 acres of commercial development and appurtenant uses consist of supporting infrastructure, public and private recreation on approximately 966.6 acres. The subject CUP is needed to expand a planned recreational facility into an adjacent property (APN 2810-113-074) zoned as Open Space located outside of the approved tentative map boundaries.
4. The Project Site is 0.73 gross acres in size and consists of two legal lots. Lot 451 (APN 2810-113-073) is an irregularly-shaped parcel with a gentle slope and is currently vacant. The adjacent lot to the east (APN 2810-113-074) is a triangularly-shaped parcel that intersects into lot 451 and is currently vacant.
5. The Project Site consists of two parcels located in the Newhall Zoned District. Lot 451 (APN 2810-113-073) is currently zoned Residential Planned Development and the adjacent lot to the east is zoned Open Space.
6. The Project Site is located within the H-2 "Residential 2" and the OS-C "Open Space-Conservation" land use category of the Santa Clarita Area Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:

North: RPD-5,000-2U (Residential Planned Development)
South: RPD-5,000-2U (Residential Planned Development), O-S (Open Space)

East: O-S (Open Space)
West: RPD-5,000-2U (Residential Planned Development)

8. The subject properties are currently vacant and have been graded to accommodate the planned facility.
9. All surrounding properties are currently either vacant or under construction as part of West Creek Project approved for the development of 2,545 residential units and approximately 180,000 square-feet of neighborhood serving commercial uses.
10. The project site was part of the West Creek Project (Project No. 98-008-(5)) and consists of the following entitlement approvals:
 - Vesting Tentative Tract Map 52455 approved by the Board of Supervisors (BOS) on December 19, 2000 which consists of the creation of 1,527 lots, consisting of 1,262 residential lots (for development of a maximum of 2,525 dwelling units); 11 commercial lots; 3 lots for recreation areas; 32 lots for paseos, trails and a bridge crossings; 110 open space lots; and 103 lots containing water tanks, storm water drainage facilities and private drives, located approximately 966.6 acres.
 - Conditional Use Permit No. 98-008-(5), General Plan Amendment No. 98-008-(5) and Zone Change No. 98-008-(5) approved by the Regional Planning Commission and adopted by the BOS on May 24, 2000 and December 19, 2000, respectively, to authorize development of 966.6-acre project site which includes a maximum of 2,545 dwelling units, 180,000 square-feet of commercial retail space, an elementary school and along with appurtenant developments within the hillside management area, and Significant Ecological Area 19 ("SEA 19").
 - Parking Permit No. 98-008-(5) approved by the Regional Planning Commission on May 24, 2000 to allow off-site reciprocal parking on the Metropolitan Water District property that is adjacent to a 9-acre commercial site.
 - Oak Tree Permit No. 98-008-(5) approved by the Regional Planning Commission on May 24, 2000 for the removal of 13 oak trees and the encroachment within the protected zone of three trees.
 - On June 5, 2000 an appeal of the decision on the project by the Regional Planning Commission was filed.
 - On December 19, 2000, the Board adopted CEQA Findings and a Statement of Overriding Consideration, the Mitigation Monitoring Plan and Project Approvals.
 - On January 30, 2001, a petition of writ of mandate was filed, challenging the Board' certification of the West Creek EIR and adoption of Project Approvals.
 - In June 2003, after a remand hearing, the trial court issued a new judgment. The trial court set forth that the project approvals were suspended pending the

County's preparation and certification of the revised environmental documentation for the West Creek project.

- On July 26, 2005, the Board conducted a public hearing on the West Creek EIR, as revised by the Final Additional Analysis and Supplement, and the Project approvals and approved the Project.
 - On November 15, 2006, Final Map No. 52455-02 was recorded and depicted lot 451 as a recreation/open space use.
 - On June 5, 2007, Hearing Officer approved Amended Vesting Tentative Tract Map No. 52455 to authorize modifications to the approved exhibit map, including a reduction in number of single-family lots, grade changes and adjustments to lot line boundaries. Lot 451 (APN 2810-113-073) was approved through the amended map as a recreation center/open space lot which is consistent with the proposed request for a CUP to establish a recreation center.
 - On July 3, 2012, a second amendment to the Vesting Tentative Tract Map No. 52455 was approved to authorize a further reduction in single-family residential lots and an increase in open space lots. Lot 451 remained designated as a recreation/open space lot.
11. The site plan depicts a 0.73 acre project site consisting of a 1,450 square-foot private one-story recreation center, outdoor shower and six parking spaces, including one handicap accessible parking space, located on a irregularly, partially triangular 18,603 square-foot (APN 2810-113-073) parcel and two pools, tot lot area, trash enclosure and fireplace within a 13,160 square-foot lot (APN 2810-113-074) portion of the project site. The project site is accessible from a 24-foot wide driveway along West Hills Drive.
12. The floor plan depicts the one-story 15-foot high recreation center with a maintenance room, electrical room, a handicap lift storage area and a men and women's restroom.
13. The Project Site is accessible via Rosette Lane and West Hills Drive to the west. Primary access to the Project Site will be via an entrance/exit along West Hills Drive.
14. The Project will provide a total of six parking spaces, including one handicap accessible parking spaces.
15. Prior to the Hearing Officer's public hearing on the Project, the permittee submitted a revised site plan dates September 11, 2014 to relocate the trash enclosure area away from the closest residential area.
16. The Project was cleared for public hearing with conditions dated October 24, 2014 from the County of Los Angeles Fire Department.

17. An Addendum to the certified Environmental Impact Report (EIR) for the original VTTM 52455/ Project 98-008 was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines to account for the proposed recreation and open space use located on two contiguous lots (APN 2810-113-073 and 2810-113-074). The Addendum concluded that the request to establish a recreation center/ open space use would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR, and therefore concluded that supplement environmental analysis was not required.
18. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
19. No public comments were received during public comment period for this Project.
20. A duly noticed public hearing was held on January 20, 2015 before the Hearing Officer. The applicant's representative, Ellen Fitzgerald, presented testimony in favor of the request and answered questions presented by the Hearing Officer. There being no further testimony, the Hearing Officer closed the public hearing and adopted the recommended changes by staff and agreed to by the applicant.
21. The Hearing Officer finds that the Project is consistent with the goals and policies of the Santa Clarita Area Plan and is consistent with the types of uses that are located in the surrounding area. The Project provides a neighborhood-serving use and a common area to encourage community interaction.
22. The Hearing Officer finds that the Project is consistent with the surrounding area in the unincorporated community of Santa Clarita. The exterior appearance of the private recreation facility is consistent with the appearance of the surrounding neighborhood and in keeping with the character of the area.
23. The Hearing Officer finds that the Project is consistent with the development standards of the RPD-5,000-2U (Residential Planned Development) zone and the O-S (Open Space), as set forth in sections 22.20.460 (A), 22.20.100 (A) and 22.40.430, of the Los Angeles County Code.
24. The Hearing Officer finds that the Project is in compliance with the parking requirements set forth in the County Code. Section 22.52.1173 of the County Code requires one automobile parking space for each one-half acre of developed park area up to 15 acres for private parks. The lot is 0.73 acres therefore two parking spaces are required for private recreation center, including one parking space for disabled persons. The site plan depicts five standard parking spaces and one disabled parking space, for a total of six parking spaces, which exceeds the amount required by the County Code.

25. The Hearing Officer finds that the Project is consistent with the surrounding area in the unincorporated community of Santa Clarita. The project will provide a service that will be used by residents living in the surrounding area.
26. The Hearing Officer finds that the Project on the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare. The Project is sufficiently buffered from neighboring residential uses and the hours of operation for the recreation facility will be limited to ensure that such use will be compatible with nearby residential uses. The proposed hours of operation will be from 7:00 a.m. to 10:00 p.m., seven days a week.
27. The Hearing Officer finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area. Except as modified, the Project complies with all the development standards applicable to the underlying zoning. The Project consists of two irregularly-shaped parcels that when combined create a rectangular shaped parcel that will accommodate the recreation facilities amenities.
28. The Hearing Officer finds that the Project Site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and is adequately served by other public or private service facilities as are required.
29. The Hearing Officer finds that access to the Project Site is from West Hills Drive, a 64-foot-wide street, which is sufficiently wide to accommodate the type and quantity of pedestrian, bicycle, and vehicle traffic that would be generated by the Project. All other services (electricity, telephone, gas, water) are proximate to the Project Site.
30. The Hearing Officer finds that the request to modify the front and rear yard setback requirements are necessary to ensure that the recreation facility provides adequate community amenities that will benefit the surrounding residential properties.
31. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Santa Clarita community. On December 15, 2014 a total of 91 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 25 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties.

32. The Hearing Officer finds that the Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Commission reviewed and considered the Final EIR, along with its associated MMRP, Findings of Fact and Statement of Overriding Considerations, and finds that they reflect the independent judgment of the County. The Findings of Fact and Statement of Overriding Considerations are incorporated herein by this reference, as set forth in full.
33. The Hearing Officer finds that the Addendum to the certified Environmental Impact Report (EIR) for the original VTTM 52455/ Project 98-008 was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines to account for the proposed recreation and open space use located on two contiguous lots (APN 2810-113-073 and 2810-113-074). The Addendum concluded that the request to establish a recreation center/ open space use would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR, and therefore concluded that supplement environmental analysis was not required.
34. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Special Projects Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Addendum to the certified Environmental Impact Report (EIR) for the original VTTM 52455/ Project 98-008 was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines to account for the proposed recreation and open space use located on two contiguous lots (APN 2810-113-073 and 2810-113-074). The Addendum concluded that the request to establish a recreation center/ open space use would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR, and therefore concluded that supplement environmental analysis was not required.
2. Approves Conditional Use Permit 201400093, subject to the attached conditions.

ACTION DATE: January 20, 2015

SD:DA
January 9, 2015

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02139-(5)
CONDITIONAL USE PERMIT NO. 201400093**

PROJECT DESCRIPTION

The project is a request to authorize a planned private recreation facility on a property zoned as Residential Planned Development and Open Space pursuant to section(s) 22.20.460 (A), 22.20.100 (A) and 22.40.430 of the Los Angeles County Code. The proposed project also includes a request for modifications to the front and rear yard setback requirements. A portion of the project site (APN 2810-113-073) was approved as part of Vesting Tentative Tract Map No. 52455 (West Creek) that authorized the development of 2,545 dwelling units, approximately 20 acres of commercial development and appurtenant uses consist of supporting infrastructure, public and private recreation on approximately 966.6 acres. The subject CUP is needed to expand a planned recreational facility into an adjacent property (APN 2810-113-074) zoned as Open Space located outside of the approved tentative map boundaries is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate

reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to

determine the permittee's compliance with the conditions of approval. The fund provides for five biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification

of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **March 20, 2015**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

18. This grant shall authorize a planned private recreation facility on a property zoned as Residential Planned Development and Open Space pursuant to section(s) 22.20.460 (A), 22.20.100 (A) and 22.40.430 of the Los Angeles County Code. The proposed project also includes a request for modifications to the front and rear yard setback requirements.
19. The parking requirements for private parks are one automobile parking space for each one-half acre of developed park area up to 15 acres. The lot is 0.73 acres therefore two parking spaces are required for private recreation center. If the permittee changes the operation of the recreation facility so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence.

If the recreation facility substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

20. The permittee shall provide two short-term bicycle parking spaces. The site plan shall be revised to include the location of the short-term bicycle parking spaces and **three copies** of a modified the Exhibit "A" shall be submitted to Regional Planning by **March 20, 2015** for review and approval.

If the permittee alters the property with an addition of more than 15,000 square feet of floor area so as to require bicycle parking beyond the minimum requirement, the permittee shall submit an application for a parking permit, variance, or other

applicable permit, as determined by the Director, within 90 days of such occurrence.

21. The permittee shall submit **three copies of landscape plans** to the Director for review and approval. The landscape plans shall provide a plant palette description, ratio of pervious and impervious surfaces and an irrigation plan. The plans shall be submitted to Regional Planning by **March 20, 2015**.
22. This grant does not approve project related signs. If sign approval is proposed subsequent to the public hearing, the permittee shall submit three copies of sign plans to the Director for review and approval. The plans shall be submitted to Regional Planning by **March 20, 2015**.
23. Operation hours shall be limited between the hours of 7:00 a.m. and 10:00 p.m., seven days a week.
24. The permittee shall submit a lighting plan to the Director for review and approval. The plans shall be submitted to Regional Planning by **March 20, 2015**. Any proposed lighting shall be shielded down and away from the adjacent residential properties to the east and comply with the County Code.

All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination, glare, and light trespass, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot. The permittee shall provide adequate lighting above all entrances and exits to the premises and shall provide adequate lighting in all parking areas and walkways under the control of the permittee

25. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated October 24, 2015.

Attachments:

Fire Department Letter dated October 24, 2014

BACKGROUND

BURDEN OF PROOF

This Conditional Use Permit is being requested to authorize the development of a new, private recreational center to serve the residents of the West Creek/West Hills community. The proposed facility is planned to contain a pool, wading area, spa, restroom and equipment building, tot lot, landscaped areas and parking lot. The project site is located on the north side of West Hills Drive northerly of Rosette Lane. When completed the property would be deeded to The West Hills/West Creek Community Association as a part of the amenities committed to the community for their continued use and enjoyment.

The project site contains a total area of 31,763square feet. A portion of the site is identified as Lot 451 of Amended Vesting Tentative Tract Map 52455. The remaining portion of the site is located outside the boundaries of Tract 52455. This portion of the site is immediately adjacent to the tract boundaries and within its grading limits. The property was purchased from the Metropolitan Water District (MWD) and has been granted a Certificate of Compliance, CC20080550784, recorded 3/31/09.

Lot 451 of VTTM 52455 is zoned RPD-5,000-2U. It is an irregular, partially triangular shaped parcel. The former MWD parcel, zoned O/S, bisects lot 451 and “connects” the two portions of lot 451 to create a regular shaped parcel for development of the community recreation center. Both parcels which comprise the project site are depicted on the approved amendment map for Tract 52455 and have been graded in compliance with the approved grading plan for that map.

The O/S zoning of the former MWD parcel generally limits development of the site as such zoning is established to keep property essentially unimproved. However, a limited amount of development may be permitted. Conditionally permitted uses include parks, playgrounds and beaches with all customary appurtenant facilities, and non-residential accessory buildings not to exceed 400 square feet in floor area. The RPD zoning of Lot 451 also conditionally permits parks, as well as non-commercial recreation facilities.

Approval of a conditional use permit requires substantiation of the following facts:

Findings

A. That the requested use at the location proposed will not:

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.**

The recreation center will not adversely affect residents in the surrounding area. Though single-family residences adjoin the project site, the recreation facility is designed to avoid impacts on the surrounding properties. .

The immediately adjacent residences will be buffered from the facility by side-yard setbacks as well as an elevation difference between the building pads. Setbacks will be landscaped with maintenance provided by the Community Association. The facility will provide recreational amenities to residents which may positively affect their health and welfare. Development of the site will be in compliance with the Green Building and Drought Tolerant Landscaping provisions of the Los Angeles County Code, unless otherwise authorized by County staff per previous approvals, and with at least the minimum provisions of Title 24 (Energy Code) of the California Code of Regulations.

2. Be materially detrimental to the use, enjoyment or valuation of property of others persons located in the vicinity of the site.

The proposed recreation facility is designed as an amenity to the neighborhood and will not be materially detrimental to the use, enjoyment or valuation of property of persons in its vicinity. It is anticipated that the facility will be considered a benefit to surrounding residents and may increase their enjoyment of the neighborhood. As designed, it complies with the conditions of approval of Conditional Use Permit 98-008 which stated that "the recreational facilities may include amenities such as pools, tennis courts or basketball courts, shade structures, landscaping, changing/restroom facilities, recreation center room and office, and on-site parking. In designing the community, a recreation program was prepared which identified locations for facilities which would allow for the most convenient access for residents without creating detrimental effects. The value of properties within a community that includes private recreational facilities may be enhanced as such amenities are an added benefit. It is also possible that the value of properties within close proximity to the recreation center may be enhanced by the convenience of its location.

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The recreational facility will not be a menace to the public health, safety or general welfare of the neighborhood. West Creek/West Hills is a residential community which will benefit from the new facility as it will provide additional recreational amenities. The addition of the recreation center in West Hills Area B will allow for a more conveniently located facility and will likely reduce the number of vehicle trips to the other recreational centers within the community. The facility will be open to residents within West Creek/West Hills who will be given access through key fob authentication. The facility will be open daily with hours established to limit impacts on the surrounding area. Generally, the recreation centers close at 10 p.m. The facility will be secured by a block wall with wrought iron fencing and maintenance will be overseen by the Community Association.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The project site is approximately .75 acres with approximately 315 feet of frontage along West Hills Drive. However, the site is shallow, being just 100 feet in depth. The limited depth presents challenges in designing an appropriately sized facility which can incorporate amenities to serve the community.

In designing the recreational facility, the project applicant had to consider the types of amenities which would be necessary and size them appropriately to serve residents. The recreation plan for the West Creek/West Hills community includes a variety of recreation centers tailored to the more immediate surrounding neighborhood, though residents of the entire community may visit any of the centers. The proposed recreation center is "themed" for families with young children and therefore will include child friendly amenities such as a beach-style pool and shade structures. In designing the facility, the applicant considered a number of options, including modifying the parking lot, changing the shape of the shade structures and limiting the size of the pool and clubhouse building. However, it was determined that the recreation center needed to include appropriate family-friendly amenities including convenient parking, useable shaded areas and an adequately sized pool. As designed, the clubhouse building and shade structures, as well as pool and play areas, encroach into the required front and rear yards. The rear of the site adjoins natural open space so the encroachment will not negatively impact the neighboring property. The front yard faces West Hills Drive and siting the clubhouse nearer to the street will allow the recreation center to be a prominent feature, allowing it to integrate into the neighborhood.

The recreation center will include a conveniently located parking lot with seven spaces, including one accessible space, at the clubhouse entrance. The site will be landscaped in compliance with drought tolerant landscaping provisions and a block wall with wrought-iron decorative fencing will surround the site.

That the proposed site is adequately served:

- 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate; and**

The project site is located on the easterly side of West Hills Drive, a private and future street improved per County requirements. West Hills Drive, as well as local streets within the community, are developed to sufficient width to serve traffic generated by the project. The Addendum to the West Creek EIR which has been prepared for the project documents that no new traffic impacts will occur. Though it is anticipated that only minimal traffic will be generated as most users will come to the site from the immediate vicinity, a parking lot with seven spaces is provided for the convenience of future users of the facility. In addition to streets, the West Creek/West Hills community is served by a network of trails and paseos for pedestrians and bicycle riders which link residences with recreational amenities. The street and trail network was designed to accommodate the future residents of the entire community.

- 2. By other public or private service facilities as are required.**

The proposed recreational facility is located within the newly developed West Creek/West Hills neighborhood. The site is located on the easterly side of West Hills Drive which is improved as required by the County and is served by all necessary utilities. The site is served by the sanitary sewer system and public water, gas, and electric service is available.

Addendum to the West Creek Project Certified Final Environmental Impact Report

**County Project No. 98-008
Vesting Tentative Tract Map 52455
(Final Map 52455-02)**

State Clearinghouse No. 1998021052

Prepared for:

**Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012**

Prepared by:

**Impact Sciences, Inc.
803 Camarillo Springs Road, Suite C
Camarillo, California 93012**

July 2014

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1.0 INTRODUCTION

SUMMARY

This is an Addendum to the West Creek Final Environmental Impact Report (EIR), as revised by the Final Additional Analysis and Supplemental Environmental Impact Report (collectively, Final EIR [SCH No. 1998021052]) certified by the Los Angeles County (County) Board of Supervisors on July 26, 2005. This introduction describes the purpose of an addendum and provides a summary of the background of the planning and environmental review process conducted by the County for the West Creek Project (approved project), including previously approved project modifications.

The following sections of the Addendum assess the potential environmental effects associated with changes to the previously approved project now proposed that would result from the addition, or attachment, of approximately 0.302 acre of land to Lot 451 of Amended Vesting Tentative Tract Map 52455 / (Final) Tract Map 52455-02. The inclusion of the 0.302 acres of property will create a consolidated parcel totaling approximately $\frac{3}{4}$ of an acre (0.73 acre), and allow for the subsequent development of a homeowner's association (HOA) controlled recreation center on the site (proposed project modifications). The Amended and Final Tract Maps depict Lot 451 as a recreation center/open space lot, consistent with the proposed modifications. As analyzed in this Addendum, the proposed modifications would not result in new significant environmental effects or a substantial increase in the severity of environmental effects previously identified in the West Creek Final EIR.

PURPOSE OF AN ADDENDUM

When a Final EIR has been certified for a project, the California Environmental Quality Act (CEQA) and the State CEQA Guidelines Sections 15162 through 15164 define the standards and procedures for additional environmental review. When it can be determined that neither the proposed changes to the project, changed circumstances, nor new information result in the identification of new significant impacts, and there has been no substantial increase in the severity of significant impacts identified in the certified EIR, an Addendum to an EIR may be prepared. Public review of an Addendum is not required by CEQA. If new significant impacts or a substantial increase in the severity of significant impacts identified in the previous EIR would result, then preparation and circulation of a Subsequent or Supplemental EIR is required.

This Addendum to the certified West Creek Project Final EIR has been prepared for the following reasons:

1. No substantial changes are proposed in the project that will require major revisions of the certified Final EIR due to the occurrence of new significant effects or a substantial increase in the severity of previously identified significant impacts.

2. No substantial changes in circumstances under which the project is undertaken will occur that will require major revisions of the certified Final EIR due to the occurrence of new significant environmental effects or a substantial increase in the severity of previously identified effects.
3. No new information of substantial importance that was either not known and could not have been known with the exercise of reasonable diligence at the time the certified Final EIR was prepared, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the Final EIR.
 - b. Significant effects previously examined will be substantially more severe than shown in the Final EIR.
 - c. Mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
 - d. Mitigation measures or alternatives that are considerably different from those analyzed in the Final EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As discussed in this Addendum, the proposed modifications to the approved project do not constitute substantial changes to the project, nor is there any new information of substantial importance that requires the preparation of a Subsequent or Supplemental EIR. The Addendum's analysis of the parcel consolidation and community recreation center development supports the conclusion that changes to the approved West Creek Project will not result in any new significant impacts, or any substantial increase in the severity of the significant impacts identified in the certified Final EIR. Additionally, no new information of substantial importance has been identified that indicates that the parcel consolidation and community recreation center development would result in any new significant impacts or any substantial increase in the severity of the significant impacts identified in the certified Final EIR.

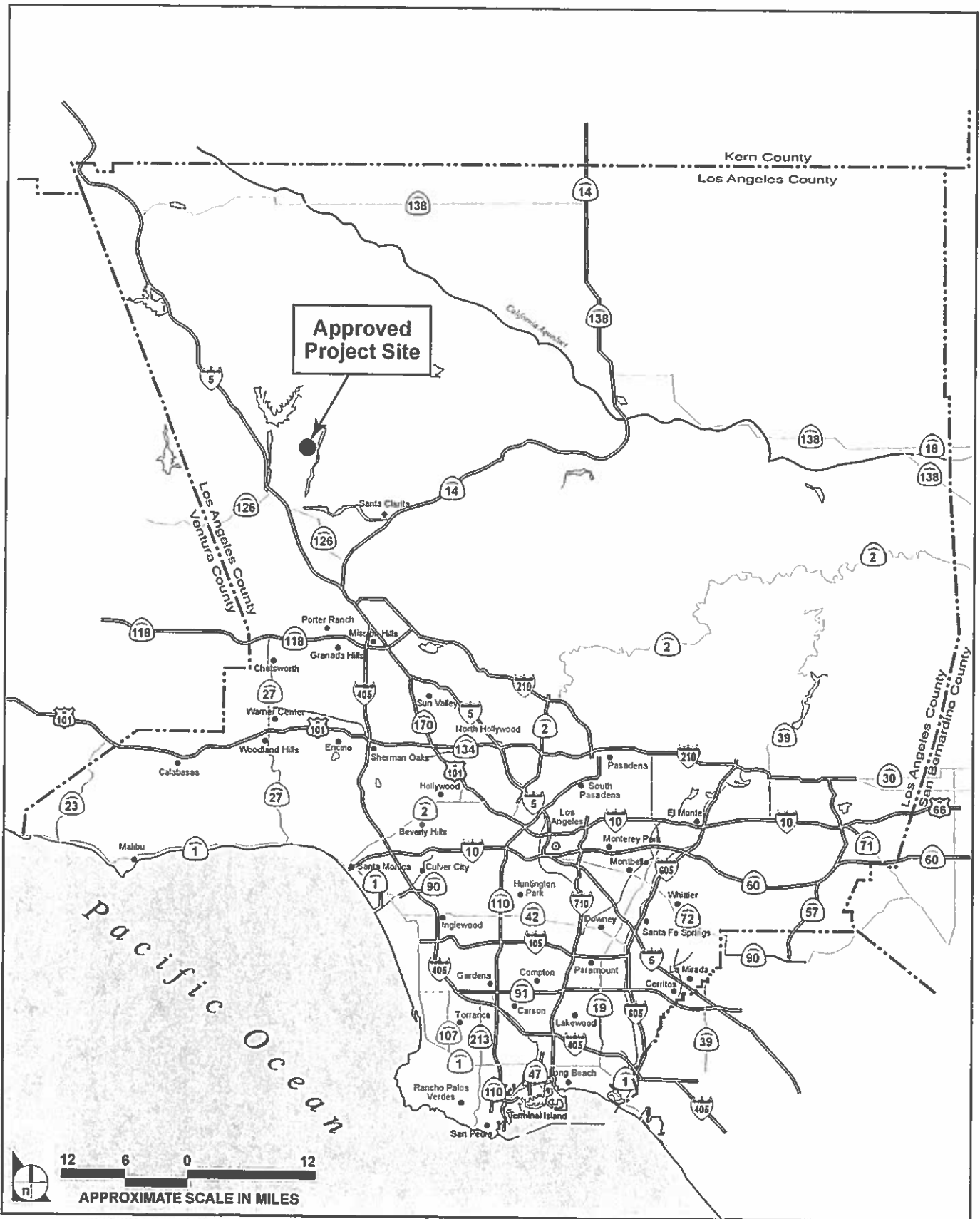
This Addendum describes the change in parcel size and proposed community recreation center development, and presents a comparison of the environmental impacts of this proposal with the impacts identified in the certified Final EIR. For each environmental topic addressed in the Final EIR, the Addendum summarizes the impacts identified in the Final EIR, followed by an analysis of the change in parcel size and proposed community recreation center development. These impacts are then compared with the impacts identified in the certified Final EIR.

The following is a brief description of the background of the approved project, including project history and previously approved project modifications. Further description of the approved project and proposed project modifications is provided in Section 2.0, Project Description, followed by Section 3.0, Impact Analysis.

BACKGROUND

The West Creek Project (referred to herein as the approved project) is located in northwestern Los Angeles County, approximately 30 miles northwest of downtown Los Angeles, as shown in **Figure 1.0-1, Regional Location**. Locally, the project site is within the community of Valencia, which is an unincorporated portion of the Santa Clarita Valley. The approximately 966-acre site of the approved project is located along the west bank of San Francisquito Creek and north of the Valencia Industrial Center, as shown in **Figure 1.0-2, Project Vicinity Map**.

The proposed addition of 0.302 acre of land, which was recently acquired from the Metropolitan Water District (MWD), would be added to Lot 451 of Amended Vesting Tentative Tract Map 52455 / (Final) Tract Map 52455-02, for a consolidated parcel totaling approximately 0.73 acre. The 0.73 acre site is located on the north side of West Hills Drive, north of Rosette Lane, bordered on the north, south and west by the newly established 'Mosaic at West Hills' single-family residential neighborhood, and by open space belonging to the MWD and San Francisquito Creek to the east. Refer to **Figure 2.0-1, Amended VTTM 52455**.



SOURCE: Impact Sciences, Inc. - May 2014

FIGURE 1.0-1

Regional Location Map

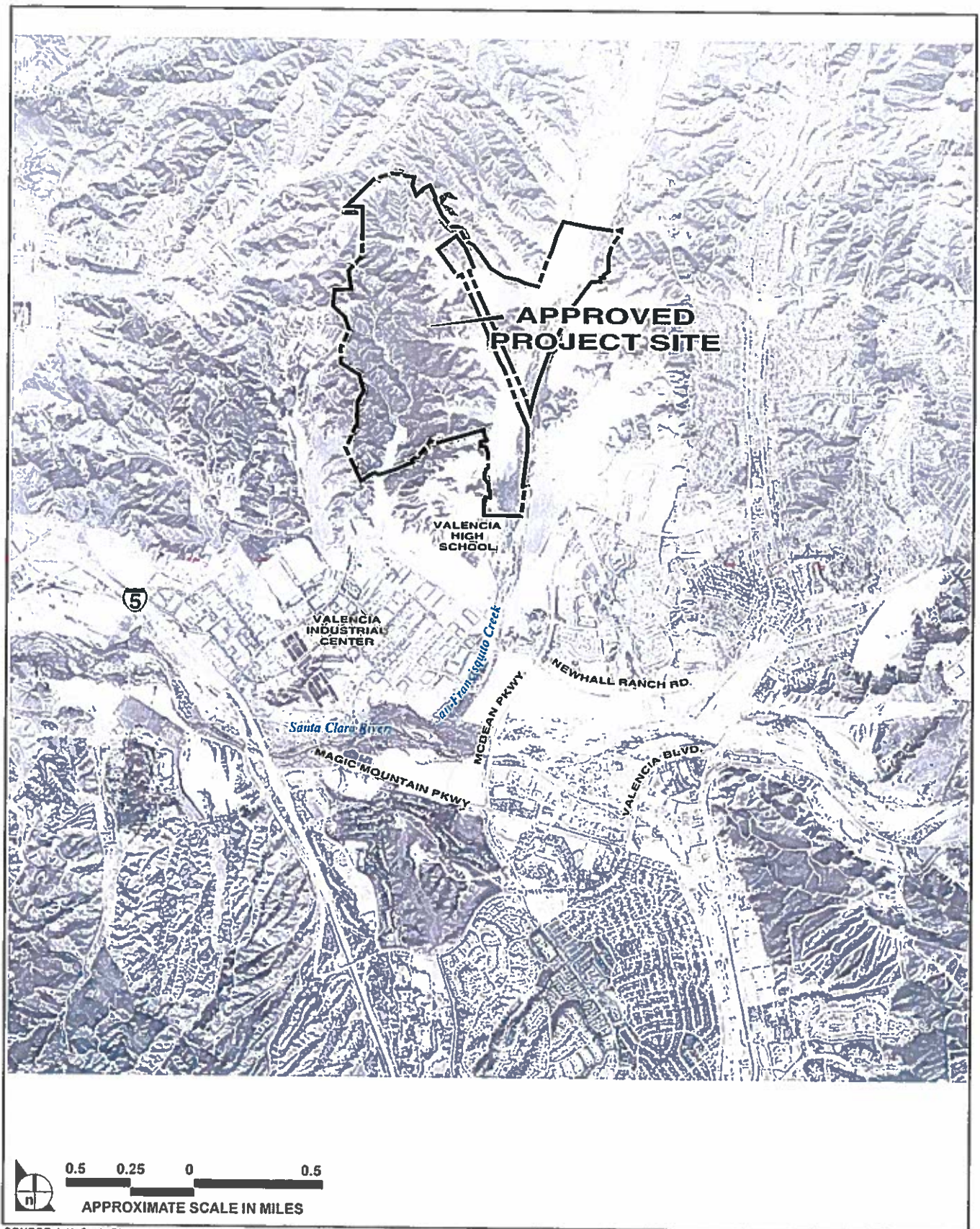


FIGURE 1.0-2

Project Vicinity Map

Project History

In April 1999, a Draft EIR was prepared for the West Creek Project that analyzed the potential environmental impacts associated with development of predominately private, gated communities containing a maximum of 2,545 residential units and 180,000 square feet of neighborhood-serving commercial uses. The Los Angeles County Board of Supervisors (BOS) certified the EIR and approved the project in September 2000.

A lawsuit challenging the EIR was brought in 2001, which ultimately led to the preparation and circulation of the West Creek Draft and Final Additional Analysis. Thereafter, an Augmented Environmental Analysis (AEA) and Supplement to the Final Additional Analysis (SEIR) addressing focused environmental issues also were prepared and circulated for public review.

On July 26, 2005, the BOS certified the West Creek Final EIR, as revised by the Draft and Final Additional Analysis, AEA, and SEIR (collectively 'Final EIR') and reinstated the project approvals. A second lawsuit was thereafter filed, this one challenging the Final EIR, although the California Court of Appeal rejected the claims and ruled that the West Creek Final EIR was adequate under CEQA.

Following the court's ruling, the approved West Creek project commenced development, including grading and construction for infrastructure, roadways, housing and park development, much of which has been completed to date.

Previously Approved Project Modifications

The originally approved West Creek project was depicted on Vesting Tentative Tract Map (VTTM) 52455, approved by the BOS on May 24, 2000. On approved VTTM 52455, Lot 451, which is the subject of this Addendum, was shown as Lot 966, an open space lot within the project grading boundaries. Project conditions for Lot 966 note a restriction on residential construction, as well as the requirement that the lot be owned and maintained by the HOA or a landscape maintenance district. Project conditions also required revegetation, including the planting and maintaining of ornamental landscaping, subject to the approval of a future landscaping plan.

Subsequent to approval of VTTM 52455, County staff authorized several modifications to VTTM 52455 through the approval of 'Information Only' maps. The 'Information Only' map procedure allows for ministerial approval of minor changes in map design to refine the design of a subdivision. With regard to the West Creek project, these refinements included, among other changes, minor changes in lot configurations, the renumbering of lots, and the addition of, and minor modifications to, open space lots. The 'Information Only' maps were reviewed by County staff for consistency with the approved VTTM 52455 and subsequently approved.

On June 5, 2007, at a noticed public meeting, the County Hearing Officer approved Amended Vesting Tentative Tract Map 52455 (1st Amendment) to authorize additional changes. Amended Vesting Tentative Tract Map 52455 (1st amendment) included a reduction in the number of single-family residential lots, grade changes to certain streets and residential lots in specific areas, including increases in site elevation requiring retaining walls, the adjustment of various lot line boundaries, and the incorporation of all of the changes depicted on the three previously approved 'Information Only' maps. Of particular note, Amended Vesting Tentative Tract Map 52455 (1st amendment) depicts Lot 451 as a recreation center/open space lot, consistent with the use proposed by this Addendum¹.

Amended Vesting Tentative Tract Map 52455 (1st amendment) was reviewed by the County's Subdivision Committee with the Departments of Public Works, Fire, Health, Parks and Recreation, and Regional Planning (including environmental review) providing comments and revised conditions. The staff report prepared for the project recommended approval of the amendment to the previously approved project map (VTM 52455) and noted that the action was Categorically Exempt from CEQA review pursuant to Class 5 of the CEQA Guidelines, which exempts minor alterations in land use limitations.

Following approval of Amended Vesting Tentative Tract Map 52455, a second amendment was approved on July 3, 2012 to authorize a further reduction in single-family residential lots and an increase in open space lots within the 'Area A' portion of the project. Approval of the Amended Vesting Tentative Tract Map (2nd amendment), which continues to depict Lot 451 as a recreation center/open space lot, was determined by the County Hearing Officer to be consistent with the original analysis performed for the certified Final EIR. Since approval of the VTM 52455 amendments, several unit final maps (TR 52455-01 through 05, and 07 through 09) depicting portions of Amended Vesting Tentative Tract Map 52455 have been recorded. A Final map may be authorized for recordation only after County staff determines it is consistent with the approved tentative map and that all project conditions have been met. Final map 52455-02, which was recorded on November 15, 2006, depicts Lot 451 for recreation use.

¹ The portion of the site that falls within the boundary of VTM 52455 was zoned Residential Planned Development (RPD) and the portion of the site that was held by the MWD was zoned Open Space (O/S). Both zones permit the construction of a community recreation center with the approval of a Conditional Use Permit (CUP).

2.0 PROJECT DESCRIPTION

SUMMARY

The approved West Creek Project, as depicted on Amended Tentative Tract Map 52455, includes a total of 2,396 dwelling units (1,033 single family units and 1,363 multi-family attached units); 180,000 square feet of commercial retail space; an elementary school, four lots for recreation areas/facilities; open space areas including a paseo system; and other associated community facilities, such as major roads, debris inlets, water storage reservoirs, and the Decoro Drive bridge and associated roadway connectors.

The modifications to the approved project that are presently proposed would result in the attachment of approximately 0.302 acre of land to Lot 451, in Amended Vesting Tentative Tract Map 52455 / (Final) Tract Map 52455-02, for a consolidated parcel totaling approximately 0.73 acre, and the subsequent development of a HOA controlled recreation center on the site.

PREVIOUSLY APPROVED WEST CREEK PROJECT

As discussed in **Section 1.0 Introduction, Project History**, the originally approved West Creek Project consisted predominately of private, gated communities containing a maximum total of 2,545 residential units, along with a total of 180,000 square feet of neighborhood serving commercial uses. Circulation is provided by a series of private internal collector roadways that connect to Copper Hill Drive, a public street that represents the primary roadway providing ingress and egress to the approved project site. Secondary access is provided by Dickason Drive via Decoro Drive. As part of the approved project, the Decoro Bridge was also constructed across San Francisquito Creek; the bridge connects two segments of Decoro Drive that formerly terminated on either side of the Creek. Recreational facilities are provided generally in the central portion of the approved project site, and a network of hiking/biking trails extends both throughout the approved project site with connections to San Francisquito Creek. The elementary school site identified on VTTM 52455 is the site of West Creek Academy, part of the Saugus Union School District.

Also as discussed in **Section 1.0 Introduction, Project History**, the approved West Creek project was originally depicted on VTTM 52455. However, subsequent staff and Hearing Officer approved modifications resulted in Amended VTTM 52455, which is the current operative tract map.

As depicted on Amended VTTM 52455, buildout of the approved project will result in the following land use mix:

- 2,396 dwelling units, including:
 - 1,033 single family units,
 - 1,363 multi-family attached units;

- 180,000 square feet of commercial retail space;
- an elementary school site;
- a total of four private recreation facilities located throughout the development;
- areas of improved and natural open space, including paseos and a trail system; and,
- project associated infrastructure such as major roads, debris inlets, and water storage reservoirs, the Decoro bridge and roadway connectors

As explained in the Draft EIR, "... separate Community Recreation Centers are planned within the project to serve the recreational needs of nearby residents. The recreation facilities may contain such amenities as a pool, spa, wading pool, shade overhead structure and restroom building. All of these facilities will be fenced." (Draft EIR, p. 4.14-13.)

As noted in **Section 1.0 Introduction, Project History**, the site of the proposed recreation center (Lot 451) was depicted as a landscaped "open space" lot on VTTM 52455, the operative map at the time of EIR preparation. However, the designation "open space" lot permits development of recreation center uses with an approved CUP. Also as previously noted, subsequent amendments to VTTM 52455 that were approved by the County as consistent with VTTM 52455 and CEQA compliant revised the depiction of Lot 451 to a recreation area lot. See **Figure 2.0-1, VTTM 52455-02 Area B**. The adjoining MWD property to be attached to Lot 451 is shown as undeveloped property zoned as open space (O/S).

PROPOSED PROJECT MODIFICATIONS

The site of the proposed project modifications is on the easterly side of West Hills Drive, north of Rosette Lane within the West Hills (private, gated 'Mosaic at West Hills' tract) neighborhood. The proposed modifications would attach approximately 0.302 acre of land (13,155 square feet), previously owned by, and recently acquired from the MWD, to Lot 451 for a consolidated parcel totaling approximately 0.73 acre (31,765 square feet). The proposed modifications also include the development of a gated, HOA controlled recreation center on the site, which is depicted as a recreation center on the approved amended vesting tentative tract map and (Final) Tract Map 52455-02. Moreover, the Final EIR analyzed the site as an open space lot, which permits the development of recreation center uses with an approved CUP. As such, development of the proposed recreation center would be consistent with both the certified Final EIR and the current approved map. Refer to **Figure 2.0-1, Amended VTTM 52455**.

The proposed recreation center will be open to serve the residents within the Mosaic at West Hills community who will be given access through key fob authentication. The facility would be open daily with hours established to limit potential impacts on the surrounding area. Generally, the recreation center would be open no earlier than 7 A.M. and close at 10 P.M., in compliance with the County Noise

Ordinance. The facility would be secured by a block wall with wrought iron fencing and maintenance would be overseen by the HOA.

A portion of the site on which the recreation center would be built (approximately 0.43 acre) was considered as part of the approved project. The remaining portion of the site (0.302 acre) is located outside the tract map boundaries. The portion of the site outside the map boundaries is immediately adjacent to the tract boundaries. It has been granted a Certificate of Compliance, CC20080550784, recorded March 31, 2008.

Lot 451 is zoned RPD-5,000-2U. It is an irregular, partially triangular shaped parcel. The former MWD parcel, zoned O/S, bisects Lot 451 and was purchased to "connect" the two portions of Lot 451 to create a rectangular shaped parcel for development of the community recreation center. See **Figure 2.0-1, Amended VTTM 52455 Area B**. Both parcels that comprise the modified project site are vacant but have been graded in compliance with the approved grading plan.

The O/S zoning of the former MWD parcel generally limits development of the site because O/S zoning is established to keep property essentially unimproved. However, a limited amount of development may be permitted. Conditionally permitted uses include parks, playgrounds and beaches with all customary appurtenant facilities, and non-residential accessory buildings not to exceed 400 square feet in floor area. The RPD zoning of Lot 451 also conditionally permits parks, as well as non-commercial recreation facilities.

The proposed recreation center is planned to contain a pool, wading area, spa, restroom and equipment building, tot lot, barbeque area and small parking lot. When completed the recreation center would be deeded to the West Hills/West Creek Community Association (HOA) as a part of the amenities committed to the community for their continued use and enjoyment. Refer to **Figure 2.0-2, Proposed Project Modifications Site Plan**.

The design of the recreation center takes best advantage of its irregular shape by providing seven parking spaces along the southern side of the property and maximizing the area available for recreational use. As the lot is shallow, with a depth of approximately 100 feet, strict adherence to the required front and rear yard setbacks limits the ability to provide the amenities typical of similar facilities and those noted in the conditions of approval of the approved West Creek Project. Therefore, a CUP application is being processed that includes a request for modification of the front and rear yard requirements to allow encroachments for portions of the recreation building, shade structures, landscaping features and fencing. The front yard setback is proposed to be a minimum of 8'-7" from West Hills Drive and the rear setback will be 5'-3". Single-family residential lots adjoin the project site on both sides (northern and southern).

2.0 Project Description

Single-family residential lots are also located across West Hills Drive to the west. The rear of the site (to the east) is adjacent to Valencia's north paseo network and unimproved open space owned by the MWD.

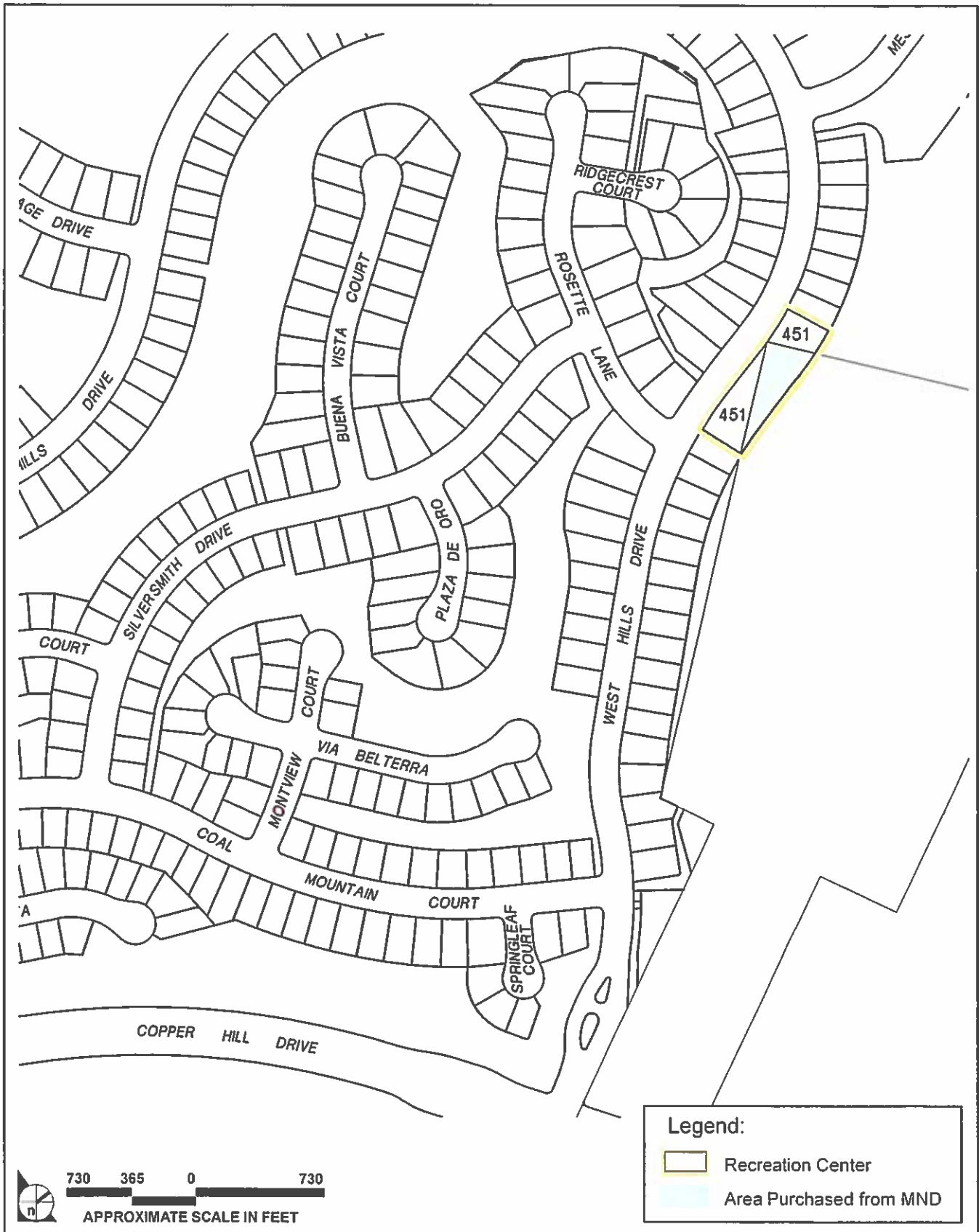
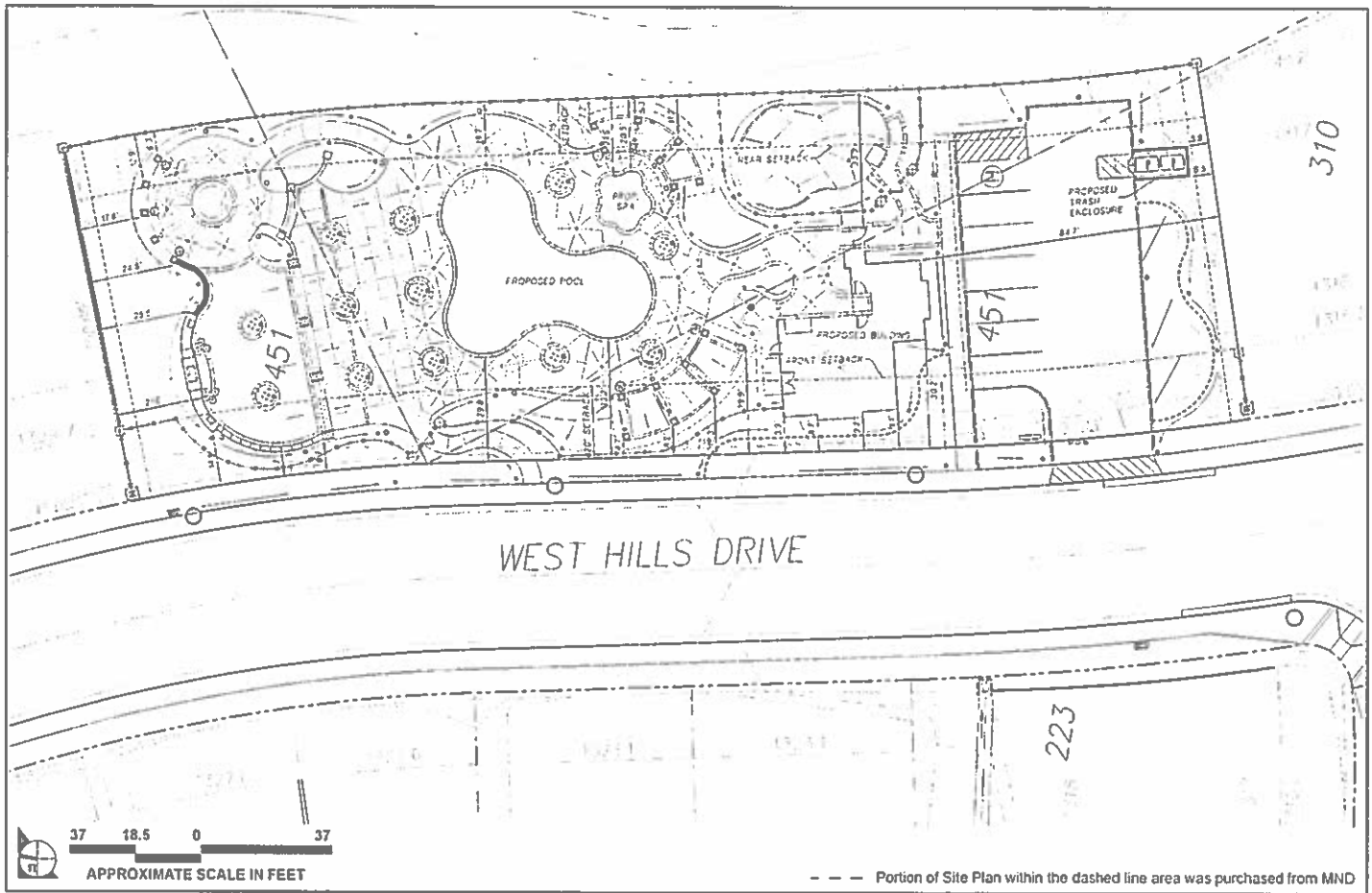


FIGURE 2.0-1

VTTM 52455-02 Area B



SOURCE: Pacific Coast Civil, Inc., July 2013

FIGURE 2.0-2

Proposed Project Modifications Site Plan

3.0 IMPACT ANALYSIS

SUMMARY

This analysis section includes separate subsections for each environmental topic addressed in the West Creek certified Final EIR. Each topical section first presents a summary of the information and conclusions of the analysis in the Final EIR. Updated information reflecting any change in the environmental setting related to each topic is presented in each subsection followed by analysis of the environmental impacts of the proposed modifications. For each topic a determination is also made whether the proposed modifications would result in any new significant impacts or any substantial increase in the severity of the impacts identified in the certified Final EIR. Impact analysis topics in this section are presented in the same order as in the certified Final EIR.

GEOTECHNICAL AND SOIL RESOURCES

Summary of Analysis in the West Creek Certified Final EIR

The certified Final EIR analyzed the potential for geotechnical and soil resources impacts to occur on the project site. Although no known historically active earthquake faults traverse the approved project site, the San Gabriel Fault is located south of the site along with the associated Alquist-Priolo Earthquake Fault Zone. The site, along with the rest of the Santa Clarita Valley and surrounding areas, will be subject to hazards associated with seismic activity. Development in areas of geologic instability on the site would result in a significant impact because it would expose people and structures to geologic hazards.

Mitigation measures were included in the certified Final EIR for the approved project to reduce potential geologic hazard impacts to a less than significant level. Mitigation measures were also required to reduce potential impacts related to earthwork activity such as site preparation, cut and fill operations, slope cut preparation, landside areas, ground failure, groundwater, transitional lots, soil corrosively, wind or water erosion of soils and unstable earth conditions. Following implementation of the mitigation measures, impacts related to geotechnical and soil resources would be less than significant.

Analysis of the Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the site of the proposed recreation center as a landscaped open space lot, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

The site has been graded per the approved tentative map and in compliance with an approved grading plan. Mitigation measures included in **Section 4.1 Geotechnical and Soil Resources** of the certified Final EIR would continue to apply to reduce potential impacts associated with construction of the recreation center. With the continued application of the previously adopted mitigation measures, no new or substantially greater impacts beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

FLOOD

Summary of Analysis in the West Creek Certified Final EIR

The approved project site is located within the 1,634 square mile Santa Clara River watershed and overlies two primary drainage areas, which roughly divide the site into western and eastern halves. Both of these drainage areas are tributary to the Santa Clara River watershed. One drainage area drains directly into the Santa Clara River, while the other drains into the San Francisquito Creek, a tributary of the Santa Clara River. Approximately 408 acres (42 percent) of the 966.6-acre project site is to be developed with single- and multi-family homes, commercial uses, a 10-acre elementary school, a private recreational facility, community recreational facilities, the Decoro Bridge, and associated roadway connections. The Drainage Concept Plan for the approved project delineated the conceptual backbone system for open and closed systems within the site. As proposed, the approved project will utilize natural drainage courses, open drainage systems, and subsurface drainage conduits to channel storm runoff through the site prior to discharge downstream.

At project build out, total post-project storm flows (burned and bulked) during a 50 year Capital Storm event would remain approximately the same as the existing conditions. The total debris volume produced by the site would be reduced by approximately 35 percent. The construction of debris control structures will reduce the total debris leaving the site by 100 percent. The total burned and bulked runoff would increase from 1,686 cubic feet per second (cfs) to 1,780 cfs, and the amount of debris volume would be reduced from 26,776 cubic yards (cy) to a total of 0 cy. Such minimum increases in flow and reductions in debris volume are due to the reduction in erosive areas on the site that are capable of producing burned and bulked flows containing debris. Because overall post-development storm flows would increase minimally compared to pre-development flows and because on-site drainage facilities would also be designed and constructed to accommodate storm flows from undeveloped, upstream areas, no significant upstream or downstream flooding is anticipated during a Capital storm as a result of the approved project.

In order to prevent sediment and debris from entering storm drainage improvements, the Drainage Concept Plan proposes to construct a number of desilting inlets and debris walls on the approved project site. Other permanent erosion control measures, such as drainage swales, slope drains, storm drain inlet/outlet protection, and sediment traps, as appropriate, are also included as mitigation. These features, combined with the increase in non-erosive surfaces on the site as a result of development as described above, would contribute to the reduction in the overall burned and bulked flows and in the debris volume generated within the two drainage areas and discharged off site.

The approved project is subject to Section 402(p) of the Federal Clean Water Act, which regulates construction storm water discharges under the National Pollutant Discharge Elimination System (NPDES) program. This program requires that all flood control facilities be in compliance with the General Permit for Los Angeles County or under conditions placed upon individual NPDES permits, should an individual permit be required for any given component of the project. As the project builds out, development would comply with those NPDES requirements that are in effect at the time improvements are designed. Features of the Drainage Concept Plan specifically designed to remove or filter pollutants from runoff include open, soft bottom drainage systems and two water quality basins. In addition to these two features, other Best Management Practices (BMPs) to minimize pollutants entering the storm drain system may be required by the County Department of Public Works prior to final drainage and grading plan approvals.

The installation of temporary and permanent erosion/sedimentation and water quality control improvements and Best Management Practices (BMPs) would reduce erosion, sedimentation and debris-production, and water quality impacts to less than significant levels both within and downstream of the approved project site. In fact, even without the desilting inlets, construction of the approved project would have a beneficial post-construction impact on downstream sedimentation because, as the site builds out, some steeper slopes would be graded to flatter slopes, and many of the areas of the site that have historically been subject to the vegetation-denuding effects of farming and wildfires would become developed with irrigated and fire-resistant vegetation, and other non-erodable development.

As to beach sand replenishment, the 1,233-acre tributary watershed (including on-and off-site areas) in which the approved project is located comprises 0.12 percent of the acreage of the entire 1,634 square mile Santa Clara River watershed. The expected reduction in debris production as a result of the Drainage Concept Plan (26,776 cy) would not contribute to a significant reduction in beach sand replenishment at Ventura County beaches.

Mitigation was identified in **Section 4.2 Flood** which, in combination with the standard flood control requirements of Los Angeles County Department of Public Works (LACDPW) Flood Control Division

and water quality requirements of the Regional Water Quality Control Board (RWQCB), would ensure that agreements from adjacent property owners are obtained if the construction of the storm drainage facilities affects adjacent land parcels. With implementation of the mitigation measures identified, impacts associated with flooding, erosion, sedimentation and debris production, or water quality are expected to be less than significant.

Analysis of the Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the site of the proposed recreation center as a landscaped open space lot, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

The site has been graded per the approved tentative map and in compliance with an approved grading plan. Mitigation measures included in Section 4.2 Flood of the certified Final EIR would continue to apply to reduce potential impacts associated with construction of the recreation center. With the continued application of the previously adopted mitigation measures, no new or substantially greater impacts beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

BIOTA

Summary of Analysis in the West Creek Certified Final EIR

The analysis included in Section 4.3 Biota of the certified Final EIR for the approved project focused on the biological resources existing within the West Creek Project site, the status of the habitat on the project site before development, the potential significant adverse impacts on these biological resources as a result of proposed development, and the measures to mitigate these impacts. The analysis was based on the *Significant Ecological Areas Technical Advisory Committee (SEATAC) Biota Report* prepared by the Scientific Advisory Team (SAT) for both the East Creek and West Creek San Francisquito Canyon Projects (SAT 1998), and the subsequent *Western Spadefoot Toad Analysis (WSTA)* to augment the *Draft Additional Analysis to the Final Environmental Impact Report for the West Creek Project* (Compliance Biology June 2004). The section was also based on a review of relevant scientific literature related to identified habitat and resources, a review of a number of biological studies that had been previously conducted within, and adjacent to, the approved project site, as well as on previous site surveys, studies, and analysis conducted by Impact Sciences biologists. Information from these documents and previously conducted studies was incorporated by reference and summarized in the certified Final EIR. The analysis includes 29 mitigation

measures (including two additional measures from the WSTA) to reduce or eliminate potential impacts to biological resources.

The analysis found that impacts to jurisdictional wetlands will be adequately mitigated through compliance with Army Corps permitting requirements. Because projects cannot proceed without getting such a permit for wetland impacts, mitigation measures expected to be developed by the Army Corps, combined with those measures included as project-level mitigation for wetland impacts, will reduce the cumulative impacts on wetlands to a less than significant level.

Because of the high biological value of the riparian habitats on the approved West Creek project site and because the biological values of these areas after planting and restoration will likely not be realized for some time and never be truly replicated, impacts on riparian resources and the riparian ecosystem remain cumulatively significant. Because it is unknown whether measures to mitigate increased human and domestic animal impacts on biological resources can feasibly reduce these impacts, and because human and domestic animal use of riparian and upland habitat areas is expected to continue to occur as a result of implementation of the approved project, this impact remains cumulatively significant. Because the loss of upland movement corridors and the consequent fragmentation and isolation of wildlife habitat areas cannot be mitigated, these impacts also remain cumulatively significant. While the implementation of mitigation measures for the loss of some of the vegetation communities on the site would reduce the loss of habitat, there will still be a total net loss of habitat of over 500 acres that cannot be replaced. Therefore, the net cumulative loss of wildlife habitat and its ecosystem value is a significant unavoidable cumulative impact of the approved project.

Analysis of the Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the site of the proposed modifications as a landscaped open space lot, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

On September 30, 2013, a qualified biologist conducted a site survey to evaluate the existing resources on the site of the proposed recreation center. Plant and wildlife species observed or detected were recorded and the habitat was evaluated for its potential to support special-status species.

The survey found that plant life on the site of the proposed recreation center is very sparse and limited to non-native brome grasses (*Bromus spp.*), mustard (*Hirschfeldia incana*), wild oats (*Avena sp.*), and Russian thistle (*Salsola tragus*). Tracks in the soil suggest the site is regularly mowed. No wildlife species were observed on the site during the survey, though a few common bird species are likely to periodically

forage on insects and weed seeds present on site. There is no suitable habitat for refuge or nesting for wildlife species or other features suitable to support special-status resources. Therefore, no new or substantially greater impacts to biota beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

VISUAL RESOURCES

Summary of Analysis in the West Creek Certified Final EIR

The certified Final EIR considered four viewing locations of the approved project site along local roadways where large or permanent viewing audiences could have views of portions of the development. Views of the approved project site from each of these viewing locations were defined as viewsheds. Computer simulations were prepared for each of these viewing locations to determine the significance of the approved project's effects on each of the viewsheds. Due to the view-blocking effects of intervening topography and vegetation (located both on and off the approved project site), portions of the development area are not visible from many locations.

Development of uses within the approved project site is governed by a Conditional Use Permit, which contains design guidelines and development standards. These standards regulate lot size, building setbacks, building heights, permitted density ranges, roadway design and landscaping, parking requirements, and community monumentation and signage. Each of the above has been carefully crafted to create the desired character and visual image of the community.

Under the approved project, site development would result in a change in visual character from one that is rural to one that is more urban in character. However, the approved project has been designed to cluster development within the flatter portions of the property, thereby preserving the visually dominant landform features that characterize views of the site as observed from surrounding viewsheds. Additionally, land surrounding the property is undergoing urbanization, which is planned for in the City of Santa Clarita General Plan and the County of Los Angeles Area Plan. Development of the approved uses would be in keeping with the character of the surrounding property, and would preserve the primary ridgeline that is visible from all vantage points. In addition, the approved project preserves the natural habitat found in and along the San Francisquito Creek and a Heritage Oak found on the site. For such reasons, development of urban uses would not be considered a significant impact, with the exception of the Decoro Bridge and associated abutments, which would introduce a man-made feature that is out of character with the visual nature of San Francisquito Creek.

Analysis of the Proposed Project Modifications

The proposed project modifications would result in the addition of approximately 0.302 acre of land to Lot 451, for a consolidated parcel totaling approximately 0.73 acre, and the subsequent development of a private, gated recreation center on the site. As noted, the site of the proposed recreation center is designated recreation center on approved Amended Vesting Tentative Tract Map 52455 and was analyzed as a landscaped open space lot as part of the certified Final EIR, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

The small scale nature of the proposed project modifications would not: substantially affect a visual corridor; obstruct unique views from other developments or vantage points; be out of character in an area with unique aesthetic features; exceed the scale (i.e., height or bulk) of existing buildings in the surrounding area; or result in sun/shadow effects on adjacent land uses. As the proposed use would be similar to that described in the EIR, no new or substantially greater visual impacts beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

TRAFFIC / ACCESS

Summary of Analysis in the West Creek Final EIR

The approved project would generate approximately 35,400 average daily trips (ADT), of which 22,739 (65 percent) would be accounted for by residential land uses and the remainder by non-residential land uses. The approved project would generate approximately 1,700 peak hour transit trips. To meet Los Angeles County Traffic Impact Analysis Guidelines and to satisfy CEQA requirements, the traffic analysis in the certified Final EIR used three scenarios to assess on- and off-site impacts: 1) the Ambient Growth Scenario, which analyzes the project's impacts on the existing roadway network with 2 percent annual background growth; 2) the Interim Year Scenario, which determines the approved project's fair-share of improvements that need to be made as a result of the project and related projects; and, 3) the Long Range Cumulative Scenario, which includes buildout of the County and City of Santa Clarita General Plans plus pending General Plan Amendments. These analyses concluded that some roadway segments and intersections would be significantly impacted by the approved project and related projects. Seven mitigation measures are provided in the certified Final EIR to fully mitigate these impacts.

The effect of cumulative impacts would require that additional improvements and roadways be constructed. Implementation of the approved project improvements and the mitigation measures recommended in the certified Final EIR would mitigate the approved project-related cumulative impacts to less than significant.

Analysis of the Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the site of the proposed recreation center as a landscaped open space lot, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

Consistent with the EIR and approved project, the proposed project modifications would result in the development of a gated community recreation center on the site. As a gated facility within a gated community, the new recreation center would be limited to the exclusive use of community residents and their guests. While seven parking spaces would be provided on site, due to the proximity of the recreation center relative to the residences, it is reasonable to expect that most users would walk or bike to the facility. Further, any vehicle trips that would be made to the site would remain internal to the community, and thus would not impact any external roadways. Therefore, no new or substantially greater traffic impacts beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

NOISE

Summary of Analysis in the West Creek Certified Final EIR

At the time of the certified Final EIR analysis, the approved project site was undeveloped with no improved roadways open to the public. Private, unpaved roadways found on the site mainly served to provide access to the Southern California Edison transmission facilities, Valencia Water Company facilities, and other easements on the site.

Development of the approved project was scheduled to occur over an estimated five-year period, and involves grading and the construction of the improvements identified in Section 1.0, Project Description of the certified Final EIR. These construction activities typically involve the temporary use of heavy equipment, smaller equipment, and motor vehicles, which generate both steady state and episodic noise that could expose on- and off-site residents, employees, and visitors on the site to short-term noise impacts. Individuals who occupy the on-site residences that were constructed in the earlier phases of the approved project, or homes located within the approved Decoro Highlands development project, would

be the most affected by this noise. Any such residential areas that would have an uninterrupted line-of-sight to the construction noise sources could periodically be exposed to noise levels that exceed the County's Noise Ordinance standards for residential land uses when construction activities are occurring. Because of the intermittent nature of construction activity and that all such activity must comply with the County Noise Ordinance, no significant noise impacts will occur during construction of the approved project.

Noise impacts would also result from on-going activities at the approved project site after buildout. These impacts would result from vehicular traffic generated by the approved project, as well as from human activity on the site itself. However, no significant off-site noise impacts would occur as a result of vehicular traffic generated by the approved project or by on-site activities.

Cumulative noise impacts would primarily occur as a result of the increased traffic on local roadways due to other developments in and around the Santa Clarita Valley. The cumulative noise level increases would cause a significant noise impact at one noise sensitive location off the approved project site, if unmitigated. These uses are located along Copper Hill Drive east of McBean Parkway. However, the approved project would not significantly contribute to this noise increase, and, therefore, does not contribute to this significant impact (other developments that will cause this significant impact would need to be conditioned to mitigate their impact). No other off-site noise sensitive locations in the approved project study area would be cumulatively significantly impacted.

Mitigation measures are identified in Section 4.6 Noise of the certified Final EIR that would mitigate the approved project's operational noise impacts to less than significant levels, and no unavoidable on- or off-site significant noise impacts would result from the construction or buildout of the approved project or other cumulative development.

Analysis of the Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the proposed site as a landscaped open space lot, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

Noise from the proposed recreation center would result from increased activity and traffic generated by the residents in the area. While single-family residences adjoin the proposed site, the recreation facility is designed and will be operated to minimize noise impacts on the surrounding properties.

The immediately adjacent residences would be buffered from the facility by side-yard setbacks as well as an elevation difference between the building pads. Additionally, the setbacks will be landscaped to further minimize noise impacts, with maintenance provided by the HOA. Further, the recreation facility would be required to operate within the parameters of the County Noise Ordinance, which limits noise generating activities in residential areas between the hours of 10:00 P.M. and 7:00 A.M. As such, while the facility would be open daily, operating hours would be established to limit potential noise impacts on the surrounding area. It is anticipated that the recreation center would open at 7:00 A.M. and close at 10 P.M.

Therefore, no new or substantially greater noise impacts beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

AIR QUALITY

Summary of Analysis in the West Creek Certified Final EIR

The certified Final EIR found that implementation of the approved project would generate both construction-related and operation-related air pollutant emissions. Construction-related emissions would be generated by on-site stationary sources, heavy-duty construction vehicles, construction worker vehicles, and energy use. Emissions from approved project operations would be generated by the use of motor vehicles, the use and generation of energy on-site (natural gas use) and off-site (electric power generation), and the operation of on-site commercial activities (e.g., dry cleaners, restaurants, etc.). During the construction and operational phases of the approved project, emissions of carbon monoxide (CO), volatile organic compounds (VOC), oxides of nitrogen (NO_x) and particulate matter - 10 micron (PM₁₀) would exceed thresholds of significance recommended by the South Coast Air Quality Management District (SCAQMD). No significant toxic or hazardous emissions would be generated by the approved project.

Mitigation measures to reduce approved project emissions were recommended in the certified Final EIR Air Quality section that would reduce construction-related and operational-related emissions. However, no feasible mitigation exists that would reduce these emissions to below the SCAQMD's recommended thresholds of significance. Therefore, the approved project's construction-related and operation-related emissions would be considered unavoidably significant.

Population growth attributed to the approved project is within growth forecasts contained in the Growth Management Chapter of the Regional Comprehensive Plan and Guide (RCPG), which forms the basis for the land use and transportation control portions of the Air Quality Management Plan (AQMP). Because the approved project is consistent with the Growth Management Chapter, it would also be consistent

with the AQMP. Therefore, the approved project would not jeopardize the projected attainment dates for state and federal ambient air quality standards in the South Coast Air Basin.

According to the SCAQMD's CEQA Air Quality Handbook, cumulative air quality emissions associated with cumulative projects would be considered significant if the project fails to comply with the following criteria: (1) the project must show a one percent per year reduction in project emissions (VOC, NO_x, CO, PM₁₀, SO_x); and (2) the rate of growth in vehicle miles traveled (VMT) and vehicle trips should be equal to or less than the project's population or employment growth rate. Through site planning and recommended mitigation measures, the approved project would reduce emissions for CO, VOC, NO_x, and PM₁₀ by 156.8 (2.8 percent), 6.7 (2.4 percent), 31.4 (6.4 percent), and 153.8 (2.9 percent) pounds per day, respectively, and the approved project impacts would not be cumulatively significant relative to the first criterion. However, the actual rate of growth in approved project VMT would exceed the approved project population and employment growth rate. Therefore, the approved project would result in a regional significant cumulative impact relative to the second criterion.

Analysis of the Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the site of the proposed recreation center as a landscaped open space lot, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

The proposed project modifications are consistent with the approved amended plans and zoning for the project site. No different land uses would be introduced, nor would the basic character of the originally envisioned recreational use of the site change.

As the proposed project modifications would not result in changes to the location, type, or intensity of land uses analyzed in the EIR; no new or substantially greater air quality impacts beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

WATER RESOURCES

Summary of Analysis in the West Creek Certified Final EIR

The approved project site is located partially within the wholesale water service area of the Castaic Lake Water Agency (CLWA) and within the retail water service area of Valencia Water Company (VWC). At

the time of the original analysis, the site was not developed and no potable water was consumed on the approved project site.

The certified Final EIR projected total water demand for the approved project of approximately 2,194 acre-feet per year. At the time of the original analysis, water demand within the Valencia Water Company service area was estimated at approximately 22,000 acre-feet per year, with an estimated existing water supply of 45,000 acre-feet per year. Therefore, the original analysis determined that adequate water supplies were available to serve both existing water demand in the VWC service area and the West Creek Project; therefore, no significant water supply impacts were anticipated.

As discussed above, additional analysis of the cumulative water impacts of the West Creek Project in combination with other expected future growth was conducted. Two separate cumulative development scenarios were analyzed for this water analysis in order to meet CEQA requirements as well as the requirements set forth in Senate Bill 610 (SB 610). The two cumulative scenarios analyzed were referred to as the "SB 610 Water Supply Assessment Scenario" and the "Santa Clarita Valley 2025 Build-Out Scenario."

SB 610 Water Supply Scenario

A Water Supply Assessment (WSA) was prepared for the West Creek Project by the VWC pursuant to SB 610, based largely on the 2000 Urban Water Management Plan prepared by CLWA and the retail water purveyors, which included the West Creek Project. In the assessment, VWC concluded there will be a sufficient water supply available at the time the West Creek Project is ready for occupancy to meet the needs of the project in addition to existing and other planned future uses.

Santa Clarita Valley 2025 Build-Out Scenario

The Santa Clarita Valley 2025 build-out scenario entails buildout of lands under the current land-use designations indicated in the County's Area Plan and the City of Santa Clarita's General Plan by the year 2025, plus the proposed West Creek Project, plus all known active pending General Plan Amendment requests for additional urban development in the County unincorporated area and the City of Santa Clarita. This was intended as a "worst case" analysis; in fact, few projects are actually planned or built to the maximum allowed in the Area Plan due to market and environmental constraints.

The Santa Clarita Valley 2025 Build-Out Scenario analyzed the cumulative water demand and supply under the build-out scenario. The analysis demonstrated that at partial buildout by the year 2020, there would be adequate water supplies for the West Creek Project. As a result, the West Creek Project is not expected to create any significant cumulative water availability impacts in either average or dry years. In addition, using a straight-line demand projection from 2020 to 2025, at buildout by the year 2025, there

would be adequate water supplies for the West Creek Project, with no significant cumulative water supply impacts occurring in either average or dry years.

Further, the additional analysis discussed the fact that on a long-term basis, there is no evidence of any historic or recent trend toward permanent water level or storage decline in the local Alluvial or Saugus Aquifers, and that the ammonium perchlorate discovered in local groundwater has not limited the amount of water local purveyors have planned to deliver from these sources.

Analysis of the Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the site of the proposed recreation center as a landscaped open space lot, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

The proposed project modifications are consistent with the zoning and approved amended plans for the project site. No different land uses would be introduced, nor would the basic character of the originally envisioned use change. While the pool facilities would utilize water, the approved project contemplated community recreation centers that would include “such amenities as a pool, spa, wading pool, shade overhead structure and restroom building” (refer to page 4.14-13 of the Draft EIR). In light of the small scale of the proposed recreation center, implementation of the proposed project modifications would not result in inadequate capacity in water lines, piping systems, water treatment and/or water storage facilities, and/or inadequate water supplies to meet domestic and/or fire flow demands. Additionally, development of the site would be in compliance with the County’s applicable green building ordinances, and the provisions of Title 24 of the California Code of Regulations with regard to water use and conservation.

As the proposed project modifications would not result in changes to the location, type, or intensity of land uses analyzed in the EIR; no new or substantially greater water resource impacts beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

WASTEWATER DISPOSAL

Summary of Analysis in the West Creek Certified Final EIR

The certified Final EIR for the West Creek Project evaluated the potential for wastewater disposal impacts to occur.

At the time of the certified Final EIR analysis, the approved project site was undeveloped and generated no wastewater. The approved project was estimated to generate approximately 0.66 million gallons of wastewater on a daily basis, which would be treated at the Valencia Water Reclamation Plant (County Sanitation District 32). The approved project site is located within the service area of District 32. Given the existing combined treatment capacity of Districts 26 and 32 of 19.1 million gallons per day and existing demand of 15.04 million gallons per day (mgd), wastewater from the approved project could be treated with no significant impacts to the wastewater treatment system.

At the time of the certified Final EIR analysis the land uses surrounding the approved project site were served by one existing sewer main –an 8” main in Dickason Drive. There were also a number of planned mains, which are intended to serve existing and planned uses in this area. Among others, a 10” main was planned for the future extension of Copper Hill Drive. The existing 8” main in Dickason Drive did not have capacity to convey sewage flow generated by the eastern portion of the approved project, which is within this line’s sewer service area. Thus, a 21” relief sewer main was to be constructed in Dickason Drive to accommodate the projected approved project flow, in addition to sewage flows generated by other planned and approved projects in the area. The sewer lines proposed on the approved project site would be designed with adequate capacity to serve the approved project. With construction of the relief trunk sewer to serve the approved project site, no significant impacts to sewage collection and transportation facilities will occur.

Analysis of the Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the site of the proposed recreation center as a landscaped open space lot, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

The proposed project modifications would not require considerable extension of a sewer trunkline to the site; nor does there exist an inadequate wastewater service supply. The proposed project modifications are consistent with the original zoning and approved amended plans for the project site. No new land uses would be introduced, nor would the basic character of the originally envisioned recreational use change.

As the proposed project modifications would not result in changes to the location, type, or intensity of land uses analyzed in the EIR; no new or substantially greater wastewater disposal impacts beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

SOLID WASTE

Summary of Analysis in the West Creek Certified Final EIR

The certified Final EIR for the West Creek Project evaluated the potential for solid waste impacts to occur. Assuming a worst-case scenario in which no solid waste would be recycled, analysis in the certified Final EIR estimated the approved project would generate approximately 28,584 pounds of solid waste per day at buildout, which is equivalent to approximately 5,217 tons per year. Included in this total are household-type hazardous wastes that the approved project may also generate. Cumulative development within the Santa Clarita Valley area (including the approved project) would generate 626,230 tons per year of solid waste, as well as hazardous waste. The approved project's waste generation of 5,217 tons per year would represent 0.83 percent of this total.

Land suitable for landfill development or expansion is quantitatively finite and limited due to numerous environmental, regulatory and political constraints. Alternative solid waste disposal technologies that could substantially reduce landfill disposal may, and probably will, be developed and legislatively approved in the future. However, because it was not demonstrated that approved landfill space or other disposal alternatives would be adequate to serve existing and future uses for the foreseeable future, the approved project-level and cumulative solid and hazardous waste impacts within the County were considered unavoidably significant.

Analysis of the Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the site of the proposed recreation center as a landscaped open space lot, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

The proposed project modifications are consistent with the original zoning and approved amended plans for the project site. No new land uses would be introduced, nor would the basic character of the originally envisioned recreational use change.

As discussed above, while project-level and cumulative solid and hazardous waste impacts within the County are considered unavoidably significant, because the proposed project modifications would not result in changes to the location, type, or intensity of land uses analyzed in the EIR (developed parks and/or recreation space is estimated to generate solid waste by the same factor, i.e. 1.0959 pounds per day), the proposed project modifications would not intensify the severity of the impact. Therefore, no

new or substantially greater solid waste disposal impacts beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

POLICE SERVICES

Summary of Analysis in the West Creek Certified Final EIR

Primary police protection service for the approved project site and the surrounding Santa Clarita Valley area is provided by the County of Los Angeles Sheriff's Department, Santa Clarita Valley Substation. Additionally, the California Highway Patrol (CHP) provides traffic regulation enforcement; emergency incident management; and service and assistance on Interstate 5 (I-5), State Route 126 (SR-126), the Antelope Valley Freeway (SR-14), and other major roadways in the unincorporated portions of the Santa Clarita Valley area. The level of Sheriff's Department and CHP protection service for the approved project site and other unincorporated areas within the Santa Clarita Valley is considered adequate.

Implementation of the approved project would increase the demand for police protection and traffic services on the approved project site and in the local vicinity in terms of personnel and equipment. The approved project would require an additional eight sworn officers. The approved project would generate revenue for the County of Los Angeles through property taxes, sales taxes, user taxes, fees, and assessments. Although the approved project would increase demands for Sheriff's services, these service demands can be funded through the allocation to the Sheriff's Department of a portion of the property and sales tax revenues, and the motor vehicle registration fees generated by project residents and businesses as it builds out; therefore, no significant impacts to the Sheriff's Department would be created by the approved project.

The approved project would also increase demands for CHP services in the project area. Through increased revenues generated by the approved project during and after construction (via motor vehicle registration fees paid by new on-site residents and businesses), funding for additional staffing and equipment would be available to the CHP and could be allocated by CHP Headquarters in Sacramento to the Santa Clarita Valley station to meet future demands. Therefore, no significant project-related impacts on the CHP are anticipated provided the funding is made available.

Analysis of the Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the site of the proposed recreation center as an open space lot, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

The proposed project modifications are consistent with the original zoning and approved amended plans for the project site. No new land uses would be introduced, nor would the basic character of the originally envisioned recreational use change. Additionally, the proposed modifications would not result in an increase in the anticipated number of West Creek residents requiring additional services. Further, the general configuration of the site and area roadways would remain the same and, therefore, the proposed modifications would not preclude implementation of an evacuation plan. As a result, no additional impacts related to police protection or emergency services are anticipated to occur. Therefore, no new or substantially greater impacts to police protection services beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

FIRE

Summary of Analysis in the West Creek Certified Final EIR

Fire protection and emergency medical response services for the approved project site and the surrounding area are provided by the Los Angeles County Fire Department. Currently, eight fire stations and three fire camps provide fire protection services for the Santa Clarita Valley area, including the newly opened Fire Station 126, on Citrus Street near the intersection of Citrus Street and Valencia Boulevard in Valencia. Fire Station 111, located at 26829 Seco Canyon Road in Santa Clarita, is the jurisdictional engine company for the approved project and would provide first alarm fire response to the project site. Paramedic services are provided to the area by the Los Angeles County Fire Department and a private ambulance company. All of the above services are provided at a level that is considered to be adequate.

The entire approved project site is located in an area that has been designated as Fire Zone 4 by the County of Los Angeles Fire Department. Fire Zone 4 has the highest fire hazard potential.

The applicant is required to pay fees as required by the Los Angeles County Fire Department Developer Fee Program. At the time of the certified Final EIR analysis, the fee was \$0.1930 per square foot of new development (for all land uses); the fee is collected at the time building permits are issued. Increased tax revenues from the approved project would provide additional funds for the operation and staffing of the fire stations that are expected to serve the site. All phases of the approved project would be required to meet County codes and requirements relative to ensuring adequate fire protection on the site during both the construction and operational stages of the approved project. As a result, the approved project would not diminish the staffing or the response times of existing fire stations in the Santa Clarita Valley, nor would it create a special fire protection requirement on the site that would result in a decline in existing service levels in the Valley. Therefore, the approved project would not have a significant impact on fire protection services in the Santa Clarita Valley.

Analysis of the Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the site of the proposed recreation center as a landscaped open space lot, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

The proposed project modifications are consistent with the original zoning and approved amended plans for the project site. No new land uses would be introduced, nor would the basic character of the originally envisioned recreational use change. As with the approved project, the proposed project modifications would be subject to County Building and Safety and Fire Code requirements for Fire Zone 4, as well as conditions of approval specified by the Los Angeles County Fire Department. Therefore, impacts related to fire protection services would remain less than significant. No new or substantially greater impacts beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

LIBRARIES

Summary of Analysis in the West Creek Certified Final EIR

Library services for the approved project and the Santa Clarita Valley area are provided by the County of Los Angeles Public Library system. The Santa Clarita Valley area is served by three County libraries (Valencia, Newhall, and Canyon Country) and a mobile library service. The Valencia Library operates seven days a week while the Newhall and Canyon Country branch libraries operate five days a week. Existing library space and items in the Santa Clarita Valley do not meet the County Public Libraries' library planning standards.

The certified Final EIR for the West Creek Project determined that development of the approved project would result in increased demands on library facilities and would, according to County Library planning standards, create a demand for 2,670 square feet of library space with 15,255 items (books, periodicals, audio cassettes, videos, etc.). Payment of the permanent library fee of \$569.87 per new residential dwelling unit for library construction and book purchases would reduce this impact to less than significant levels.

In order to analyze the cumulative impacts of the approved project in combination with other expected future growth, the amount and location of growth expected to occur in addition to that of the approved project was predicted. Two separate cumulative development scenarios were compared with existing conditions to meet Los Angeles County and CEQA requirements. Buildout of the Development Monitoring System (DMS) Buildout Scenario without the approved project would result in a net increase

in cumulative demand for 42,452 square feet of library space and for 242,581 items. With the approved project, these numbers would increase to 45,122 square feet and 257,836 items. Under the Santa Clarita Valley Cumulative Buildout Scenario, there will be a total cumulative demand for 164,562 square feet of library facilities and 940,357 items. Payment of the \$569.87 per residential unit permanent library fee would reduce the impact of cumulative development on the County Public Library to below a level of significance.

Analysis of the Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the site of the proposed recreation center as a landscaped open space lot, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

The proposed project modifications are consistent with the original zoning and approved amended plans for the project site. No new land uses would be introduced, nor would the basic character of the originally envisioned recreational use change. As the proposed project modifications are limited to the addition of the MWD parcel and the development of a recreation center, the proposed modifications do not include any housing and, therefore, would not change the number of residents compared to the approved project analyzed in the certified Final EIR. As such, the demand associated with library facilities would not exceed the demand disclosed in the EIR. Therefore, impacts related to library services would remain less than significant. No new or substantially greater impacts beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

PARKS, RECREATION AND TRAILS

Summary of Analysis in the West Creek Certified Final EIR

At the time of the certified Final EIR analysis, the approved project site was undeveloped, no existing public parks or trails were within the project site boundaries. There are a number of existing and proposed parks in the Santa Clarita Valley area that are maintained by Los Angeles County, the City of Santa Clarita, the State of California, and the Federal government. There is also an extensive existing and proposed trail system in the Valley, which includes three regional trails, two local trails, and a developed "paseo" system (pedestrian walkways) that runs throughout the community of Valencia. The Los Angeles County Department of Parks and Recreation's proposed regional San Francisquito Canyon Trail alignment is located within the eastern boundary of the West Creek Project site.

The approved project included parks and community recreation centers for local residents, a network of trails/paseos, and areas of natural and improved open space. Measured under the identified significance threshold, the approved project, in terms of its anticipated addition to the population (i.e., approximately 7,627 persons), would be required to dedicate 22.88 acres of parkland or pay an in lieu fee of \$2,951,781. Based on the County Parkland Dedication Ordinance, the approved project included features and facilities that accrued credit towards the County parkland requirements. However, despite the accrued credit, the approved project fell below the County parkland requirements. As a result, the applicant was required to pay Quimby fees on the parkland shortfall; payment of the fees resulted in a less than significant impact to parks/recreational facilities.

The cost to maintain and operate the on-site public park and recreation facilities would be covered by project-generated revenues accrued by the County Department of Parks and Recreation and the County General Fund. In fact, the approved project is projected to generate a surplus of \$4.8 million to the County General Fund over the approved project's buildout period, and \$1.7 million annually thereafter, after fully funding all services including parks and recreation. Although the West Creek Project would meet County and Quimby Act local parkland standards, implementation of cumulative projects would incrementally increase demand for local park facilities in County Park Planning Area 35C, where the amount of active parkland is already below County adopted standards. Because future development projects would be subject to the County and Quimby Act requirements, which would mitigate the demand associated with each future project, no significant cumulative impacts are expected to occur.

Analysis of the Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the site of the proposed recreation center as a landscaped open space lot, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

The proposed project modifications would result in the addition of approximately 0.302 acre of land to Lot 451, for a consolidated parcel totaling approximately 0.73 acre, and the subsequent development of a gated recreation center on the site. As the proposed project modifications are limited to the addition of the MWD parcel and the development of a recreation center, the proposed modifications do not include any housing that would change the number of residents utilizing recreation facilities as compared to the approved project analyzed in the certified Final EIR. As the proposed use would be similar to that described in the EIR, no new or substantially greater impacts beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

AGRICULTURAL RESOURCES

Summary of Analysis in the West Creek Certified Final EIR

The conversion of agricultural lands (cultivated farmland) to urban land uses is an increasing trend in Los Angeles County, as land is being developed to accommodate population growth. This County-wide trend is particularly evident in the Santa Clarita Valley, where agricultural activity on land owned by the applicant has decreased by 69 percent over the thirty year period from 1965 to 1995.

The approved project site and surroundings are in a growing urban area and have been planned by the Santa Clarita Valley Area Plan to accommodate projected population growth predicted to occur within the Valley through the year 2010. This is evidenced by the existing uses surrounding the approved project site, which includes commercial and residential development to the south, approved industrial development to the west, planned residential development to the north, and San Francisquito Creek to the east.

One hundred and fifty five (155) acres of the 966-acre approved project site has been used for agricultural production in the past. Of these lands, none are currently cultivated, and only 77 acres of this land exhibits the characteristics that are associated with prime farmland. The agricultural land suitable for cultivation on the property does not comprise one contiguous piece of land. Farm land suitable for cultivation with crops is limited to the eastern portions of the site along San Francisquito Creek. Such lands are constrained as they are not contiguous, but rather dispersed mostly within finger canyons separated from one another by steep terrain. In addition, accessibility to these areas is very poor due to the topography of the land, the relative lack of roadways on the land, and the presence of the Creek. Such conditions make this land relatively more difficult and less economical to farm than the larger parcels of land owned by The Newhall Land and Farming Company, and others, found to the west in Ventura County.

The conversion of prime agricultural land is irreversible and is, therefore, generally considered an unavoidable significant impact. In light of the continuing trend to convert cultivated lands to urban uses for the accommodation of population growth, the isolated and fragmented nature of the parcels, and the fact that the approved project site is surrounded by existing and planned development, it was concluded that the agricultural productivity of the approved project site was already impaired (i.e., relatively difficult and less economical to farm), as shown by the current absence of cultivation. The site was, therefore, generally of lower value than larger, contiguous, and better situated parcels found to the west. Based on the above, the loss of agricultural productivity associated with site development under the approved project was not considered a significant impact.

Analysis of the Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the site of the proposed recreation center as a landscaped open space lot, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

The proposed project modifications would result in the addition of approximately 0.302 acre of land formerly owned by MDW and used as part of the Foothill Feeder/Saugus Pipeline right of way, to Lot 451, for a consolidated parcel totaling approximately 0.73 acre, and the subsequent development of a gated recreation center on the site of the approved project. The site of the proposed modifications was planned for landscaped open space uses under the approved project. As the proposed use would be similar to that described in the EIR, no new or substantially greater impacts beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

POPULATION, EMPLOYMENT, AND HOUSING

Summary of the Analysis in the West Creek Certified Final EIR

At the time of the certified Final EIR analysis, demographic projections for the Santa Clarita Valley Planning Area, as shown in the Los Angeles County Santa Clarita Valley Area Plan, predicted a population increase of approximately 116,100 persons over the twenty year period from 1990 to 2010. The total population of the Planning Area by the year 2010 was predicted to reach 270,000 persons. With this population increase, the number of housing units were projected to increase by approximately 45,100 units, for a total of 93,400 units by the year 2010.

The land uses associated with the approved project will result in the construction of approximately 2,545 housing units, providing housing for approximately 7,627 persons, and generating approximately 497 jobs. The approved project's contribution to the population forecast was considered negligible (three percent) in terms of Santa Clarita Valley buildout population estimates. Housing units proposed would represent three percent of the available housing stock in the Santa Clarita Valley at buildout. Jobs generated would account for one percent of the employment opportunities projected for the Santa Clarita Valley. The approved project is consistent with growth projections provided in the Area Plan for the Santa Clarita Valley area. Therefore, the approved project would not result in any unavoidable project-specific significant impacts with respect to population, housing, or employment.

Analysis of the Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the site of the proposed project as a landscaped open space lot, which permits the development of recreation center uses with an approved

CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

The proposed project modifications are consistent with the original zoning and approved amended plans for the project site. No new land uses would be introduced, nor would the basic character of the originally envisioned recreational use change. The proposed project modifications do not include any housing nor would they change the number of residents compared to the approved project analyzed in the EIR. No additional impacts related to employment would occur as no changes are proposed to commercial or institutional uses described under the approved project. Therefore, no new or substantially greater impacts beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

ENVIRONMENTAL AND MAN MADE HAZARDS

Summary of Analysis in the West Creek Certified Final EIR

The approved West Creek project is not expected to include any uniquely hazardous land uses. The approved commercial and residential land uses are expected to use and store chemicals and/or substances that are typically found in such urban settings.

There are 16 abandoned oil wells on the approved project site that were used for crude oil production. Because crude oil is not considered to be a hazardous material, residential and non-residential development in areas previously occupied by the oil production facilities would not result in environmental safety hazards to future residents, employees, and/or visitors. Permanent development near abandoned oil production wells would be subject to the requirements of the California Department of Conservation, Division of Oil and Gas; no unavoidable significant safety impacts associated with development on these sites are expected.

A series of electrical transmission lines traverse portions of the approved project site. At present, there is no scientific consensus as to whether electromagnetic fields (EMFs) related to transmission/distribution lines pose a health threat; therefore, neither the State of California nor the County of Los Angeles have adopted a threshold of significance for EMFs and no federal or state government agencies, including the California Public Utilities Commission, the California Department of Health Services, and the Environmental Protection Agency, have established land setbacks based on EMFs. Under the approved project, only recreation, open areas, utilities, drainage structures, and roadway uses are proposed within the power line easements. Thus, no unavoidable significant adverse impacts would occur with site development.

Approximately 27 acres of land located along the eastern boundary of the approved project was used as a disposal site for municipal sewer sludge. Analysis of soil and groundwater samples taken at the site along with a review of water quality records obtained from Valencia Company Water Well # 9, located within the disposal site, failed to detect any contaminants above Total Threshold Limit Concentrations or Maximum Contaminant Levels (for drinking water). The disposal site is outside of the development envelope for the approved West Creek project so no commercial or residential structures would be constructed in this area. Given the above, humans would not be exposed to any hazards associated with the historic use of this portion of the property and impacts would be less than significant.

Within the approved project boundaries, no Proposition 65 pesticides (insecticides, rodenticides, herbicides, and fungicides) would be used in the common and public areas, or in areas that are currently farmed and that would be phased out as development occurs. Humans would not be subject to either acute overexposure or chronic exposure to pesticides if they are used and handled according to state and federal regulations. As such, no unavoidable significant impacts associated with pesticides would occur.

Analysis of the Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the site of the proposed recreation center as a landscaped open space lot, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

The proposed project modifications are consistent with the original zoning and approved amended plans for the project site. The proposed site is not located near any electrical transmission line easements or the abandoned oil wells identified in the EIR.

The types of potentially hazardous materials associated with construction and operation of the proposed project modifications include such materials typically necessary for construction (i.e., paints, building materials, cleaners, fuel for construction equipment, etc.) and, operationally, those used for cleaning purposes, landscaping, and maintenance. Examples of such materials could include cleaning solvents, fertilizers, pesticides and herbicides for landscaping, and chemicals for pool maintenance. However, all potentially hazardous materials transported, stored, or used on-site for construction purposes and subsequently for the upkeep of the recreational facilities, would be required to be contained, stored, and used in accordance with manufacturers' instructions, and handled in compliance with applicable County, state, and federal regulations governing such activities. Compliance with existing regulations would ensure that no new or substantially greater impacts beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

EDUCATION

Summary of Analysis in the West Creek Certified Final EIR

Public elementary, junior high school and high school education in the approved project area is currently provided by the Castaic Union School District, the Saugus Union School District, and the William S. Hart Union High School District. The Saugus Union School District currently provides elementary school (K through 6) service, the Castaic Union School District provides elementary (K-6) and Jr. High (7 and 8) services, while the William S. Hart Union High School District provides junior high (7 and 8) and high school (9 through 12) service.

As analyzed in the Final EIR, under the approved project it was estimated that 740 new elementary students, 212 new junior high students and 352 new high school students would be generated at project buildout. The approved project reserved land of sufficient size to construct one elementary school to accommodate more than the estimated number of elementary students generated. This elementary school has been built and is now functioning as West Creek Academy, part of the Saugus Union School District.

The project applicant and the Saugus Union School District have entered into an agreement for the provision of school services. Similarly, the project applicant has also reached agreements with William S. Hart District. These agreements provide adequate mitigation to reduce project generated impacts to below a level of significance for all affected districts.

Analysis of the Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the site of the proposed recreation center as a landscaped open space lot, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

The proposed project modifications are consistent with the original zoning and approved amended plans for the project site. No new land uses would be introduced, nor would the basic character of the originally envisioned recreational use change. The proposed modifications do not include any housing, nor would they change the number of residents or students compared to the approved project analyzed in the EIR. Therefore, no new or substantially greater impacts beyond those previously identified in the certified Final EIR would occur as a result of the proposed project revisions.

UTILITIES: ENERGY RESOURCES

Summary of Analysis in the West Creek Certified Final EIR

Under the certified Final EIR analysis, it was determined that neither the approved project nor related projects would have a significant impact on energy resources provided by Southern California Gas Company and Southern California Edison. However, as petroleum-based energy comes from non-renewable and finite resources, mitigation measures that would assure responsible energy consumption on the part of the project applicant, residents and employees were incorporated into the approved project conditions of approval.

Analysis of Proposed Project Modifications

As noted, the tentative map analyzed in the Final EIR depicted the site of the proposed recreation center as a landscaped open space lot, which permits the development of recreation center uses with an approved CUP. Also as noted, the tentative map has since been amended and now designates the subject parcel as a recreation center/open space lot, consistent with the use proposed by this Addendum.

The proposed project modifications are consistent with the original zoning and approved amended plans for the project site. No new land uses would be introduced, nor would the basic character of the originally envisioned recreational use change. Additionally, as previously noted, development of the site would be in compliance with applicable County green building ordinances, and the provisions of Title 24 of the California Code of Regulations. For these reasons, no new or substantially greater impacts beyond those previously identified in the certified Final EIR would occur as a result of the proposed project modifications.

CONCLUSION

For the reasons presented in this Addendum, the proposed project modifications would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Nor is new information available relating to mitigation measures or alternatives as contemplated by the CEQA Guidelines. Therefore, preparation of an addendum under CEQA is the appropriate document in support of the County's consideration of the proposed project modifications.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2014-02139 (TR 52455-02) MAP DATE: August 21, 2014

LOCATION: West Hills Area 'B' Recreation Facility on West Hills Drive, North of
Rosette Lane, Valencia

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE
FOLLOWING CONDITIONS OF APPROVAL.**

CONDITIONAL USE PERMIT – ACCESS

1. Provide access as noted on the site plan dated August 21, 2014.
2. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
3. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
5. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
6. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
7. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1



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8. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

CONDITIONS OF APPROVAL – WATER SYSTEM

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to the beginning of construction. Fire Code 501.4
3. The required fire flow for the public fire hydrants for this project is 1500 gpm at 20 psi residual pressure for 2 hours. Two public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
4. Once the project has been cleared by either the Planning Commission or the Hearing Office, submit a minimum of three (3) copies of the water plans indicating the new fire hydrant locations to the Fire Department's Land Development Unit for review. The required public fire hydrants shall be installed prior to the beginning of construction.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.



Photo 1. Looking north at project site adjacent to residence.



Photo 2. Looking north at project site across Rosette Lane from West Hills Drive.



Photo 3. Looking south at surrounding residences.

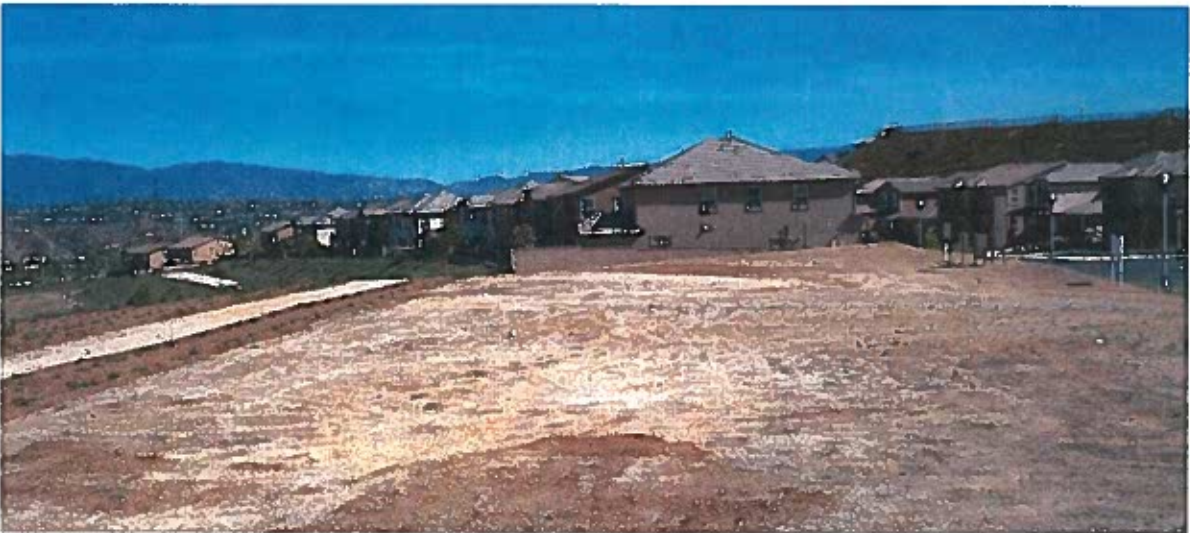


Photo 4. Looking south at project site.



Photo 5. Looking south at project site and adjacent residence.

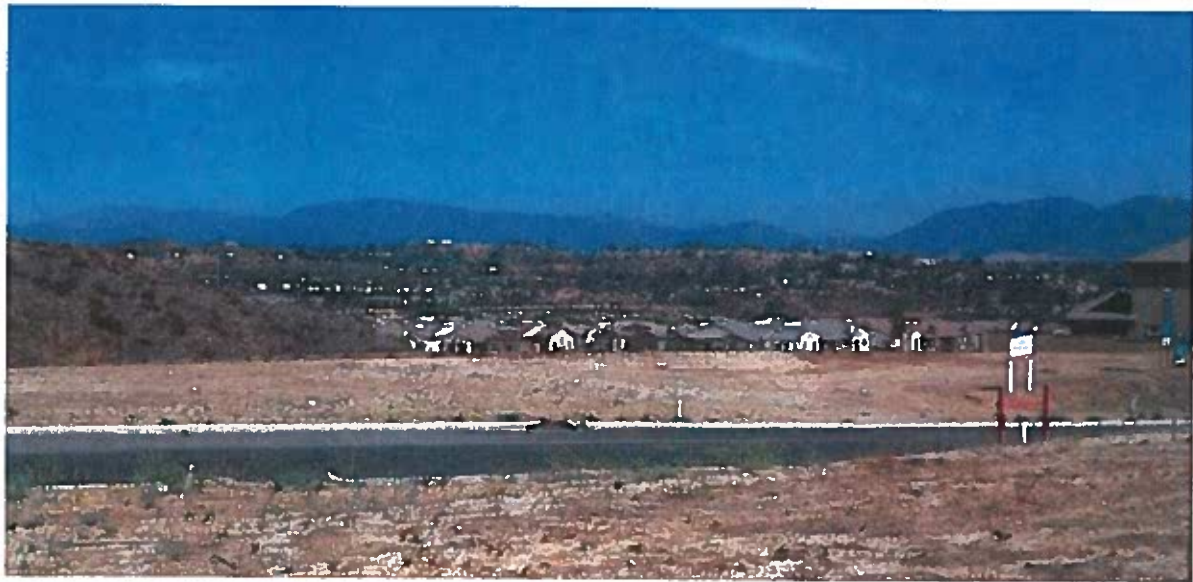


Photo 6. Looking east at project site from the westerly side of Rosette Lane.

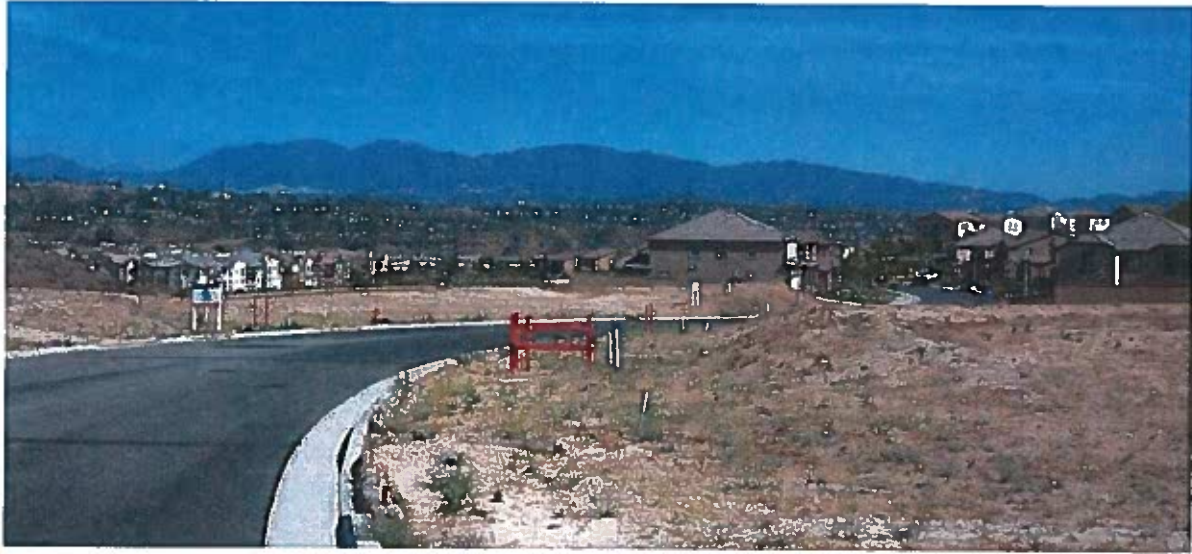
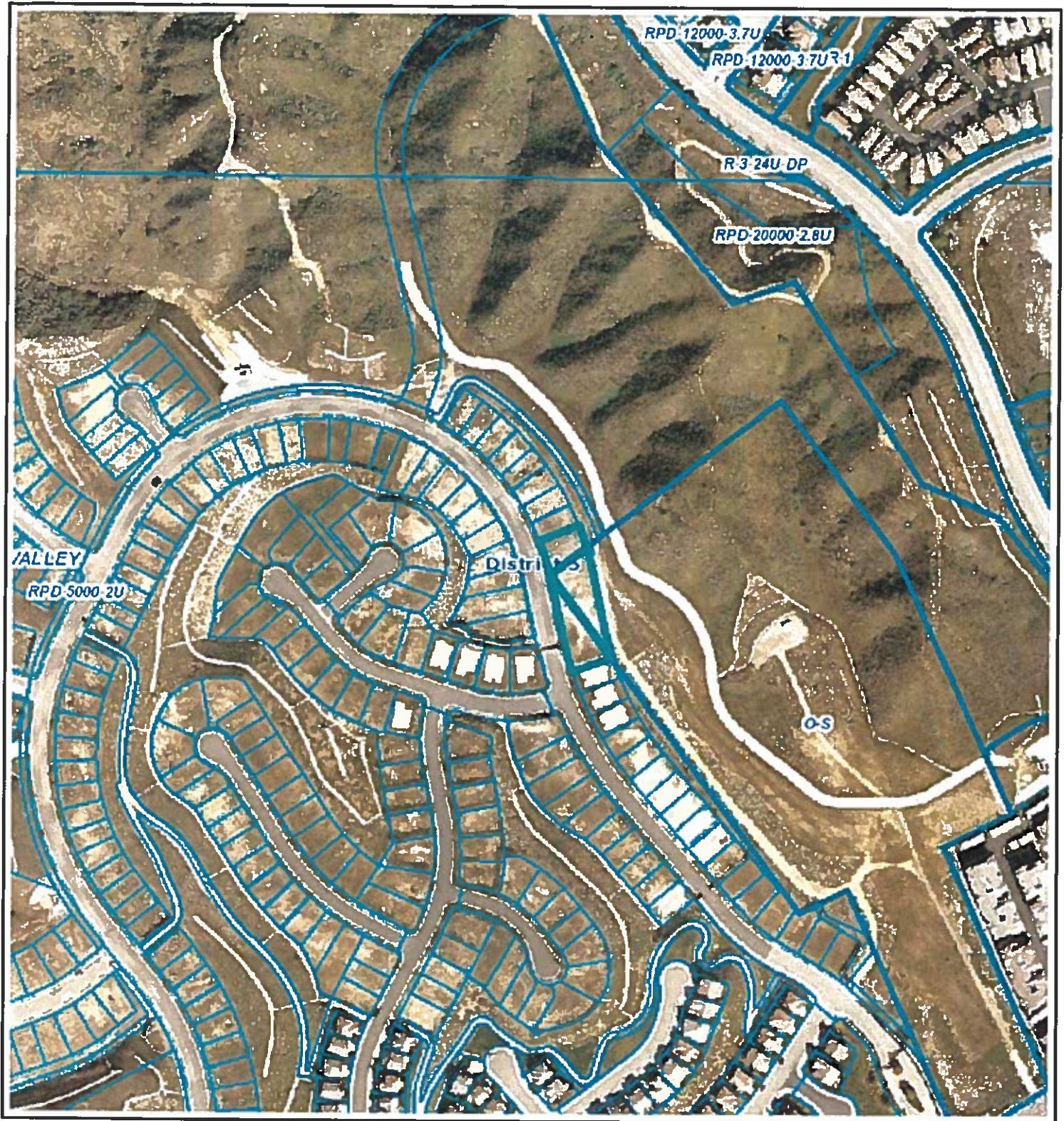


Photo 7. Looking southeasterly from north of project site.

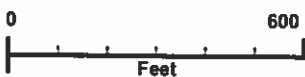


Photo 8. Looking southeasterly from north of project site, alternative view.



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